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

COPPER TRAILS SPECIFIC PLAN PUBLIC FACILITIES FINANCING PLAN

PUBLIC REVIEW DRAFT REPORT

Prepared for:
City of Ceres

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1. Introduction and Executive Summary

This Public Facilities Financing Plan (Financing Plan) presents a strategy to finance backbone infrastructure and other public facilities required to serve the proposed land uses in the Copper Trails Specific Plan (CTSP or Project). The financing strategy is designed to be flexible enough to accommodate the development plans of different CTSP property owners while assuring the City of Ceres (City) that the required facilities are constructed when necessary. The Financing Plan includes the use of the following funding mechanisms: existing development impact fee programs, a new CTSP Development Impact Fee Program (CTSP Fee Program), land-secured debt financing, and other sources such as private developer funding.

Project Description and Proposed Land Uses

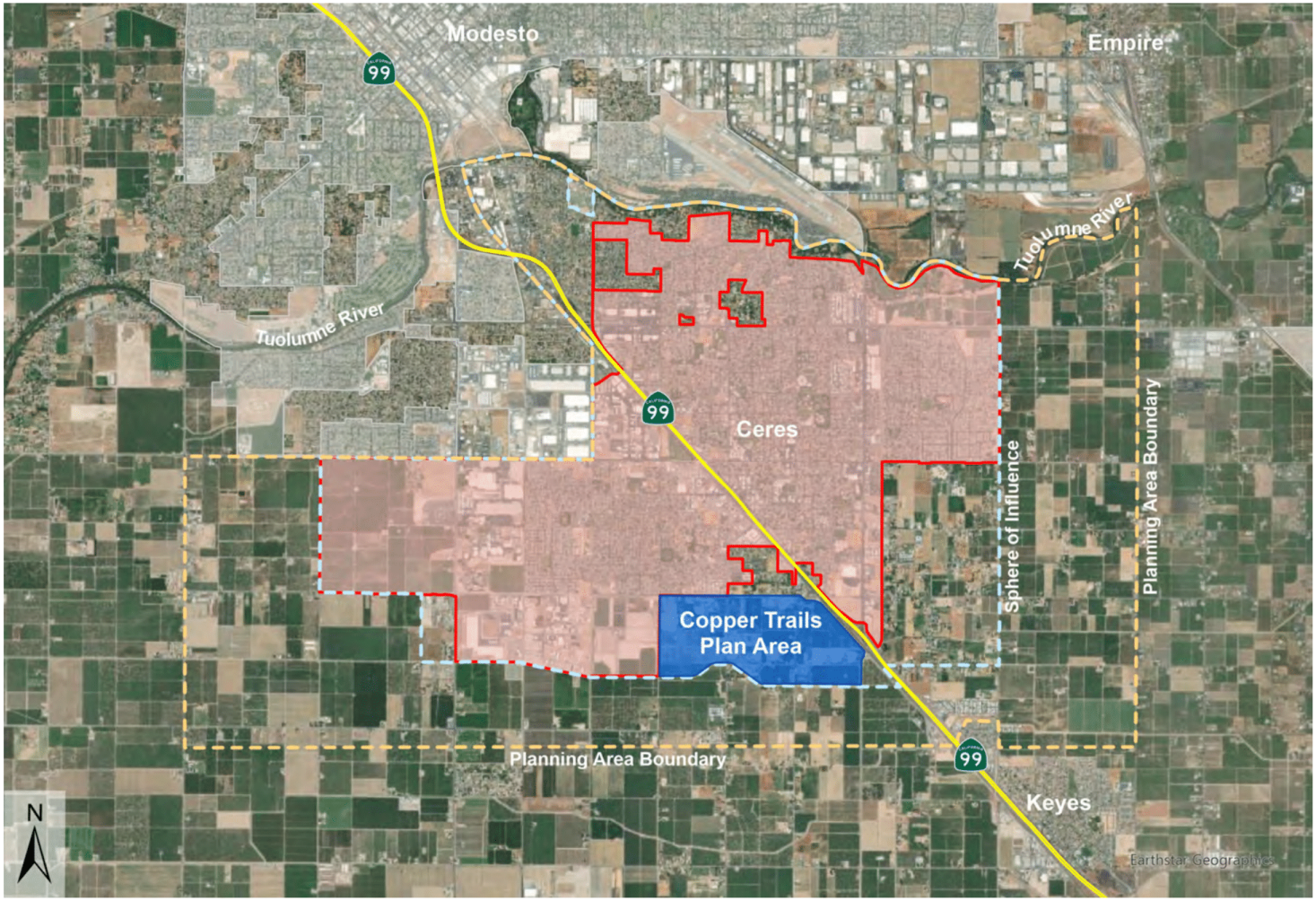
Map 1 shows the CTSP location in relation to the City. The Project encompasses approximately 535 acres and is currently located in unincorporated Stanislaus County (County), south of the City boundary along California State Route 99 (SR-99). Adjacent land uses include primarily built out urbanized development and agricultural uses.

The Project is included in the City's Sphere of Influence (SOI) and General Plan planning area and is anticipated to be annexed into the City as part of Project approval. The City's General Plan includes preliminary land use designations for areas outside of the City limits but within the SOI. The Project development plan was designed to be consistent with these preliminary land uses, including regional commercial uses, residential uses around schools, a park system, and supporting uses. As stated in the November 6, 2024 Draft CTSP document (Specific Plan) prepared by Wood Rodgers, the development plan for the CTSP "was designed to implement applicable General Plan goals and policies that seek to prioritize growth in the City's SOI, to provide a range of housing types and densities, to utilize mechanisms such as a Specific Plan to comprehensively plan for new neighborhood developments, and to ensure that new development be implemented with fiscal responsibility."

The land use plan included in the Specific Plan proposes a mix of new residential development, nonresidential development, and public and quasi-public land uses, and is divided into four different development phases, or areas. The areas are not required to develop in any particular order, but it is required that backbone infrastructure and public facilities be designed and constructed to support the development in each area.

Map 1. Plan Area Location

copper trails SPECIFIC PLAN



Planned development at buildout and estimated Project residents and employees are summarized below. Further details on the proposed development and residential and employee populations by area are provided in **Chapter 2.**

- **2,392 residential units.** Residential units consist of approximately 1,326 single family units (55 percent of total units) and 1,066 multifamily units (45 percent of total units).
- **Nearly 1.2 million nonresidential building square feet**. One-half of the nonresidential development is assumed to be a regional commercial center comprising approximately 585,000 square feet. The remaining one-half of the nonresidential development is split equally between commercial mixed-use, drive-through commercial, hotel, and office uses.
- **167 public and quasi-public acres**. Planned uses consist of parks and open space, elementary and high schools, community facilities, major roadways, and landscape corridors.
- **6,756 residents and 2,338 employees.** Projected population and employees are estimated using average persons per household factors applied to projected housing units and square feet per employee factors applied to projected building square feet, respectively. The persons per household and square feet per employee factors are obtained from the Specific Plan. The population and employees at buildout represent maximum amounts and do not assume vacancy factors[1].

Backbone Infrastructure and Public Facilities

Definitions of Backbone Infrastructure and Public Facilities

This Financing Plan uses the following definitions to more precisely define backbone infrastructure and public facilities.

- **Backbone Infrastructure:** This term includes most of the essential public service-based items that are underground or part of the roadway network. These items include storm drainage, water, reclaimed water, sewer, and major roads. Backbone infrastructure in the CTSP includes the following types of facilities:
  - Transportation
  - Sewer
  - Storm Drainage
  - Water
  - Non-Potable Water

[1] The buildout population and employees in this Financing Plan are greater than the buildout population and employees in the CTSP Fiscal Impact Analysis because the CTSP Fiscal Impact Analysis incorporates vacancy factors by land use.

- **Public Facilities:** This group of items provides amenities to the CTSP (e.g., park facilities and libraries) or houses employees providing services to the area (e.g., fire facilities). The following types of public facilities are included in the CTSP:
  - Parks and Open Space
  - Police
  - Fire
  - Schools

- **Public Improvements:** This term is used generically in the Financing Plan to include a combination of backbone infrastructure and public facilities when a precise breakdown is not required.

This report **excludes** the cost of **Subdivision Infrastructure**. This group of improvements includes in-tract improvements (e.g., mass grading, sewer, storm drainage, water, and roads) in an individual subdivision, commercial project, or multifamily project. These costs are assumed to be the responsibility of the developer who is moving forward with specific onsite development improvements.

Total Public Improvements Cost Estimates

This Financing Plan includes approximately $193.4 million in public improvement requirements associated with CTSP Buildout. The public improvements consist of the onsite and offsite improvements specifically required to serve the CTSP that are included in the Engineer's Estimate of Probable Cost (Cost Estimate) prepared by NorthStar Engineering Group (NorthStar), as well as additional City police, City fire, and school district public facilities toward which the CTSP must contribute.

The Cost Estimate includes transportation, sewer, water, non-potable water, and parks and open space improvement requirements and costs for each of the four development areas. In addition, Project development will contribute to police, fire, and school facilities through the payment of City and school district development impact fees. For each area, the costs for these public facilities are estimated to equal the fee revenue generated by private development in the Project. The Project public improvement requirements and costs by area are detailed in **Chapter 4.**

Financing Strategy Summary

The purpose of this Financing Plan is to propose a financing strategy to fund the necessary public improvements required to serve the CTSP. The elements of the Financing Plan must work together to provide the optimal balance of fee, bond, and private financing to not overly burden undeveloped land, while assuring necessary public improvements are constructed when needed.

A combination of funding sources and mechanisms are recommended to fund the costs of the public improvements, as summarized below.

- **Fund improvements through existing City, Stanislaus County (County), and school district development impact fee programs.** Existing fee programs will fund public improvements that benefit the CTSP as well as other developments. The CTSP will contribute to the construction of these public improvements through participation in the existing fee programs. The existing fee programs in which the CTSP will participate are the City Public Facilities Fee Program, the County Public Facilities Fee Program, and the Ceres Unified School District Facilities Fee Program.
- **Fund Project-specific improvements not currently funded through existing fee programs through a new plan area development impact fee program, referred to as the CTSP Fee Program**. The CTSP Fee Program will fund those backbone infrastructure and public facilities costs that are not funded by existing fee programs or other funding sources, as identified below. Facilities included in the CTSP Fee Program include those facilities with plan-wide benefits (i.e. serve multiple individual subdivisions), the costs of which should be distributed among CTSP land uses and ownership interests.
- **Use land-secured financing to provide upfront funding or reimburse Project developers.** It is likely that land-secured debt financing, if used, would be provided through a Mello-Roos Community Facilities District (CFD). The Mello-Roos Community Facilities Act of 1982 enables public agencies to form CFDs and levy a special tax on property owners in those CFDs. The special taxes may be used to pay debt service on CFD bonds, to reimburse Project developers for advance-funding, or to finance public improvements directly on a pay-as-you-go (PAYGO) basis.
- **Make maximum use of pay-as-you-go mechanisms.** Use PAYGO revenue to the extent possible while still allowing for timely construction of public improvements. PAYGO funds may be available from fee revenue, CFD special tax revenue not used to pay bond debt, private funding, and grant funding.
- **Provide private financing as needed.** Private funding will be required to fund improvements when needed to serve the Project. Many improvements will be needed before adequate plan area fee program revenue has been collected. In addition, if a Mello-Roos CFD is implemented, the initial bond issuance capacity will be limited. Developers who provide private funding can be reimbursed as other funding becomes available. To the extent revenue generated by existing fee programs, the proposed CTSP Fee Program, and other funding programs is insufficient to reimburse the Project developers, the developers will be required to cover the estimated shortfalls.

- **Use grant funding where available.** Of the estimated total school costs for the Project, a significant portion is anticipated to be funded through grants from the State for school facilities (i.e., State School Facilities Program). Other grant-funding opportunities also may be pursued. However, grant and other external funding are not quantified in this Financing Plan given the competitive nature of awards and uncertainty of future funding cycles.

The Project funding strategy needs to be flexible enough to accommodate development plans of different property owners and to assure that required improvements are constructed when needed. The financing mechanisms used will depend on the types and timing of the required facilities and will be guided by objectives and policies established in the Specific Plan.

Supporting Documents

This Financing Plan relies on the following documents that have been prepared for the City or are being prepared in conjunction with this analysis:

- Draft CTSP Specific Plan prepared by Wood Rodgers (November 6, 2024)
- Draft CTSP Environmental Impact Analysis prepared by BaseCamp Environmental, Inc. (November 2024)
- CTSP Fiscal Impact Analysis prepared by EPS (May 5, 2025)
- CTSP Engineer's Estimate of Probable Cost prepared by NorthStar Engineering (March 3, 2025)
- City Public Facilities Impact Fee Nexus Study (May 2025)

Organization of Report

Following this initial chapter, the Financing Plan is organized into the following chapters:

- **Chapter 2** details the CTSP development, population, and employee estimates.
- **Chapter 3** details the policy and financing framework for the Financing Plan established in the CTSP Specific Plan.
- **Chapter 4** details the required backbone infrastructure and public facility requirements and associated costs.
- **Chapter 5** describes the overall financing strategy and funding sources.
- **Chapter 6** summarizes the proposed CTSP Fee Program and cost allocation.
- **Chapter 7** examines the feasibility of the CTSP Financing Plan.
- **Chapter 8** summarizes the Financing Plan implementation and administration.

In addition, the Financing Plan contains the following appendices:

Appendix A: Detailed Land Uses

Appendix B: Engineer's Estimate of Probable Cost

Appendix C: Estimated Fee Revenue from Existing and Proposed Fee Programs

Appendix D: Proposed CTSP Fee Program Public Improvements Cost Allocation

Appendix E: Proposed CTSP Fee Program Cost Burden Shift

2. CTSP Development, Population, and Employees

The CTSP is located in unincorporated County but is included in the City's SOI and General Plan planning area and is anticipated to be annexed into the City as part of Project approval. The City's General Plan includes preliminary land use designations for areas outside of the City limits but within the SOI. The Project development plan was designed to be consistent with these preliminary land uses, including regional commercial uses, residential uses around schools, a park system, and supporting uses. As stated in the Draft Specific Plan, the development plan for the CTSP "was designed to implement applicable General Plan goals and policies that seek to prioritize growth in the City's SOI, to provide a range of housing types and densities, to utilize mechanisms such as a Specific Plan to comprehensively plan for new neighborhood developments, and to ensure that new development be implemented with fiscal responsibility."

Land Use Summary

The CTSP is located on approximately 535 gross acres, with an estimated 260 acres planned for residential development and an estimated 107 acres planned for nonresidential commercial, hotel, and office development. The remaining CTSP acres are planned for public uses, including parks and open space, community facilities, schools (already existing), and major roadways.

The Project is divided into four different development phases, or areas, as depicted in **Map 2**. The areas are not required to develop in any particular order, but it is required that backbone infrastructure and public facilities be designed and constructed to support the development in each area.

Table 1 summarizes the planned acres, dwelling units, and developable nonresidential building square feet by land use by area and at buildout of the Project. It also includes the assumed dwelling units per acre for each residential land use and the assumed floor area ratios for each nonresidential land use. All nonresidential development is planned in Area 4, so nonresidential building square feet are included for this area only. **Appendix A** provides further detail on the acres, dwelling units, and building square feet by area and land use.

Map 2. Development Areas

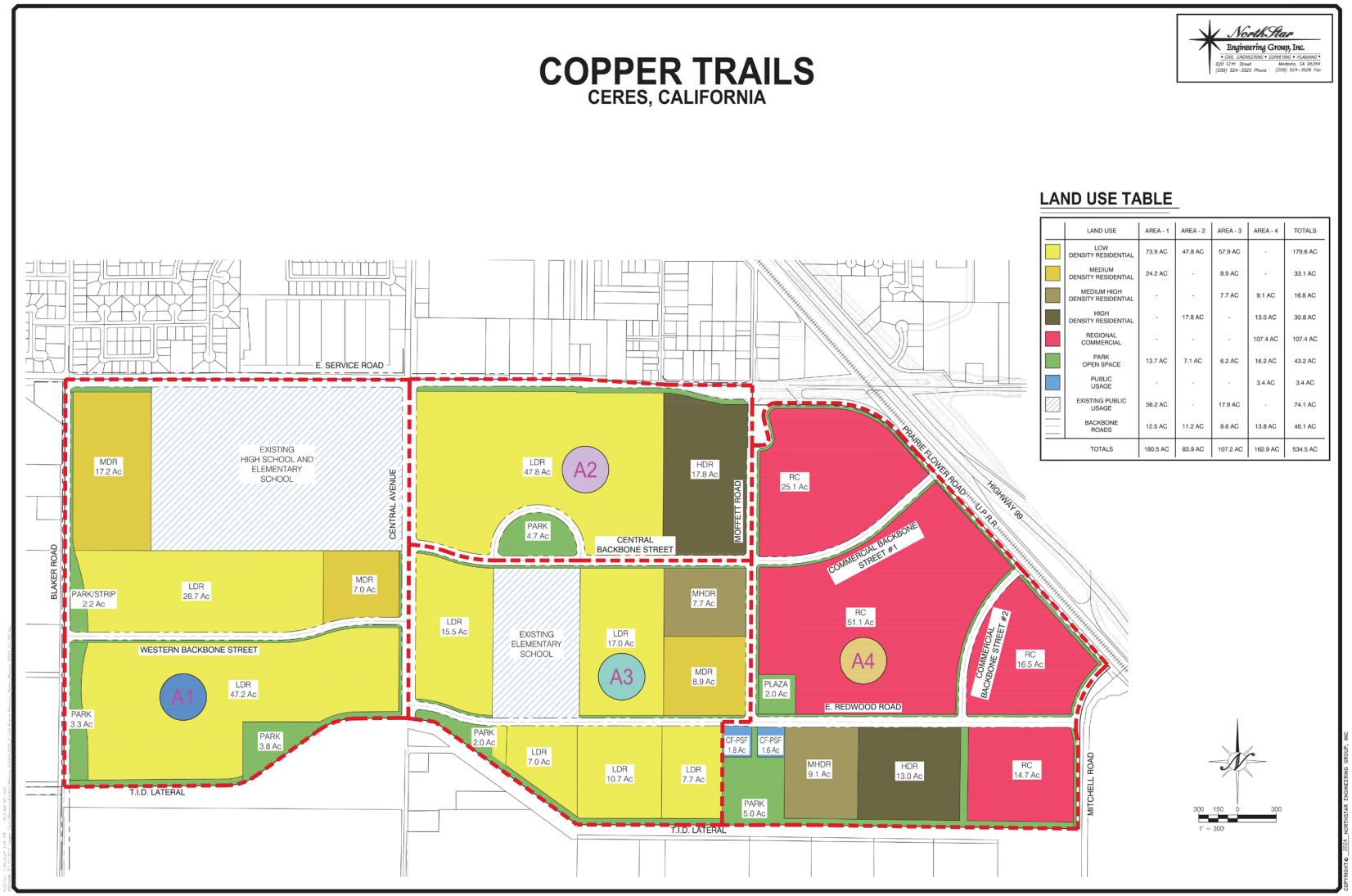


Table 1. Copper Trails Specific Plan Developable Land Use Summary

Item	Density [1]	Area 1 Acres [2]	Area 1 Dwelling Units [3]	Area 2 Acres [2]	Area 2 Dwelling Units [3]	Area 3 Acres [2]	Area 3 Dwelling Units [3]	Area 4 Acres [2]	Area 4 Dwelling Units [3]	Area 4 Nonres. Bldg. Sq. Ft. [3]	Buildout Acres [2]	Buildout Dwelling Units [3]	Buildout Nonres. Bldg. Sq. Ft. [3]
Residential													
Single Family													
Low Density	5.5	75.7	421	47.7	265	54.2	302	-	-	-	177.6	988	-
Medium Density	9.0	17.2	155	11.6	104	8.8	79	-	-	-	37.6	338	-
Total Single Family		**92.9**	**576**	**59.3**	**369**	**63.0**	**381**	**0.0**	**-**	-	**215.2**	**1,326**	**-**
Multifamily													
Medium-High Density	20.0	-	-	-	-	7.7	154	9.1	182	-	16.8	336	-
High Density	25.0	7.1	179	8.8	222	-	-	13.0	329	-	28.9	730	-
Total Multifamily		**7.1**	**179**	**8.8**	**222**	**7.7**	**154**	**22.1**	**511**	-	**45.7**	**1,066**	**-**
Total Residential		**100.0**	**755**	**68.1**	**591**	**70.7**	**535**	**22.1**	**511**	-	**260.9**	**2,392**	**-**
Nonresidential													
Commercial [4]	0.25	**-**	**-**	**-**	**-**	**-**	**-**	80.6	-	877,190	80.6	-	877,190
Hotel	0.25	**-**	**-**	**-**	**-**	**-**	**-**	13.4	-	146,198	13.4		146,198
Office	0.25	**-**	**-**	**-**	**-**	**-**	**-**	13.4	-	146,198	13.4	-	146,198
Total Nonresidential		**-**	**-**	**-**	**-**	**-**	**-**	**107.4**	**-**	**1,169,586**	**107.4**	**-**	**1,169,586**
Total Planned Developable Land Uses		**100.0**	**755**	**68.1**	**591**	**70.7**	**535**	**129.5**	**511**	**1,169,586**	**368.3**	**2,392**	**1,169,586**

Source: Wood Rodgers; NorthStar Engineering; City of Ceres; EPS

[1] Densities are from the Draft Copper Trails Specific Plan (11/06/2024). Densities are averages and may differ slightly from planned densities calculated from total acres, dwelling units, and building square feet.
[2] Acres are from Figure 4-1 of the Draft Copper Trails Specific Plan (11/06/2024).
[3] Total dwelling units and building square feet are from the Draft Copper Trails Specific Plan (11/06/2024). See Appendix A for details.
[4] Sum of Regional Commercial, Commercial Mixed Use, and Drive-Through Commercial. See Appendix A for details.

Population Summary

Table 2 summarizes the estimated residential and employee populations by area and at buildout of the Project**.** Projected residents and employees are estimated using persons per household factors applied to projected housing units and square feet per employee factors applied to projected building square feet, respectively. The persons per household and square feet per employee factors are obtained from the Specific Plan. The residential and employee populations at buildout represent maximum totals and do not account for frictional or market-based vacancy factors[2].

[2] The buildout population and employees in this Financing Plan are greater than the buildout population and employees in the CTSP Fiscal Impact Analysis because the CTSP Fiscal Impact Analysis incorporates vacancy factors by land use.

Table 2. Estimated Project Residential and Employee Populations

Land Use	Population/ Employee Factor [1]	Area 1		Area 2		Area 3		Area 4		Buildout
		Dwelling Units/ Bldg. Sq. Ft.	Population/ Employees	Dwelling Units/ Bldg. Sq. Ft.	Population/ Employees	Dwelling Units/ Bldg. Sq. Ft.	Population/ Employees	Dwelling Units/ Bldg. Sq. Ft.	Population/ Employees	Population/ Employees
Residential Land Uses	pph	units	population	units	population	units	population	units	population	population
Low Density	3.20	421	1,347	265	848	302	966	-	-	3,161
Medium Density	2.75	155	426	104	286	79	217	-	-	929
Medium-High Density	2.50	-	-	-	-	154	385	182	455	840
High Density	2.50	179	448	222	555	-	-	329	823	1,826
Total Residential		**755**	**2,221**	**591**	**1,689**	**535**	**1,568**	**511**	**1,278**	**6,756**
Nonresidential Land Uses	sq. ft. per emp	sq. ft.	employees	sq. ft.	employees	sq. ft.	employees	sq. ft.	employees	employees
Commercial	500	-	-	-	-	-	-	877,190	1,754	1,754
Hotel	500	-	-	-	-	-	-	146,198	292	292
Office	500	-	-	-	-	-	-	146,198	292	292
Total Nonresidential		**-**	**-**	**-**	**-**	**-**	**-**	**1,169,586**	**2,338**	**2,338**

Source: Wood Rodgers; NorthStar Engineering; City of Ceres; EPS

[1] Population/employee factors are from the Draft Copper Trails Specific Plan (11/06/2024) and are applied to units and nonresidential building square feet from Table 1. The resulting population and employees are maximum numbers and do not account for a vacancy factor as in the Fiscal Impact Analysis prepared by EPS.

3. Policy and Financing Framework

Overview

This chapter provides an overview of the CTSP policy framework related to the Financing Plan. The Financing Plan must be prepared in accordance with the requirements of the Specific Plan, development agreements (DAs), and a Master Reimbursement Agreement. The purpose of each of these documents is described briefly below:

- **Specific Plan**. The Specific Plan establishes the land use plan and zoning regulations for development within the CTSP. The Specific Plan governs the development of the CTSP and requires completion of this Financing Plan to describe the financing strategy and mechanisms to fund the backbone infrastructure and public facilities needed for the CTSP development.
- **DA.** Each property owner will enter into a DA with the City that allows the property owner vested rights to develop their property in accordance with the terms and conditions of the Specific Plan. The DAs detail the specific requirements for the property owners to be allowed to develop, including requirements for the construction of certain backbone infrastructure and public facilities.
- **Master Reimbursement Agreement.** The Master Reimbursement Agreement is an agreement between all of the developers and the City that will detail the procedures and requirements for the developers to receive CTSP Fee Program credits and reimbursements for the dedication of land and construction of backbone infrastructure and public facilities.

Financing Plan Requirements

As stated in the Specific Plan, one of the Project objectives is to "implement a public facilities financing plan with logical development phases that enables the Plan Area to develop in an economically feasible manner." This Financing Plan provides the estimated costs to construct identified public improvements needed to facilitate development in each of the four development areas identified in the Specific Plan and describes the proposed funding mechanisms to fund those costs.

The overall costs and funding sources in the Financing Plan have been estimated for the purpose of providing feasible financing strategies and mechanisms to construct the backbone infrastructure and public facilities required for CTSP development. The development, costs, and funding sources in this Financing Plan are based on the best information available at this time and may need to be updated as development progresses.

For each area and at buildout of the Project, the Financing Plan includes the following elements:

- Summary of the public improvement requirements to serve future development within the CTSP.
- Cost estimate summaries for the required public improvements.
- Analysis of existing fees, taxes and assessments which may be applicable to new development in the CTSP.
- Potential existing and new funding sources for the construction of the required public improvements.
- Overall public improvements cost burden by land use on a per dwelling unit and per nonresidential building square foot basis.
- Recommended steps for implementation of the public improvements financing.

Financing Policies

The following financing policies have been included in previous financing plans for the City. These policies have guided preparation of this Financing Plan and may assist the City in making future decisions regarding forming financing entities, adopting financing mechanisms, and approving the Project. Note that not all policies may be applicable to the Project:

- Financial analysis should be conducted that encompasses all proposed development, all identified infrastructure costs, and proposed financing mechanisms. Such financial analysis should account for Project-specific circumstances, changing market conditions, and more refined facility and cost data that will become available over time.
- Existing residents should not be burdened with assessments or taxes to pay for new public facilities if no benefit is received by existing residents.
- As part of the Financing Plan, evaluate existing City development impact fees to determine their relation with backbone infrastructure and other public facilities required for the CTSP.
- If any properties outside the CTSP benefit from backbone infrastructure and other public facilities provided by the CTSP, the benefiting properties should contribute to infrastructure financing to the extent possible.
- If necessary, adopt an area-specific development impact fee ordinance that establishes a fair-share cost allocation for required backbone infrastructure to be borne by all benefiting new development in the CTSP. These costs either can be paid “in kind” as per-unit impact fees or can be included in a land-secured financing district.

- Encourage measures that minimize the infrastructure costs borne by new development in the CTSP. Such measures could include construction and reimbursement agreements with developers, which can lower costs generally associated with public construction projects.
- Actively pursue outside funding for infrastructure improvements in the CTSP area (e.g., regional, State, and federal grant funding sources).
- Develop an infrastructure phasing schedule that links the timing of backbone infrastructure and other public facility construction to the timing of new CTSP residential and other (e.g., commercial) development to the extent possible.
- Use pay-as-you-go financing to the extent possible. Consider specifically targeting debt financing to circumstances where other methods are unavailable or inappropriate for infrastructure financing.
- The City should assume responsibility for coordinating landowners and developers in establishing the appropriate financing mechanisms. This policy should be interpreted broadly to include such actions as establishing joint-exercise-of-powers entities with other jurisdictions (e.g., Joint Powers Agreements with special districts, the State, or any other appropriate government agency that will facilitate financing of necessary infrastructure improvements).
- To ensure timely funding of infrastructure development, the City reserves the option to establish standardized Development Agreements, consistent with existing City ordinances, to confer development entitlements. The agreements should enable establishing needed infrastructure financing mechanisms.
- Facilitate discussions with school districts regarding school facility requirements and planning and seek outcomes that facilitate timely development of the CTSP.
- Establish a financing district or districts (e.g., Mello-Roos CFDs or Assessment Districts [ADs]) when appropriate to provide necessary land-secured debt financing.
- As appropriate, require dedication of land for road improvements and construction of public improvements consistent with City policies.
- Require development projects in the CTSP to fund or support financing for oversizing of facilities if required by the City.
- Establish mechanisms for future development to reimburse developers who oversize infrastructure or dedicate excess land, possibly as part of a development impact fee ordinance.

- The City should provide credits against City fees to the extent that CTSP properties build infrastructure of broader citywide benefit or build public facilities that would otherwise be funded by City fees:

  a. For improvements that are part of the City PFF Program and that are required to be developer-constructed to enable development, the City will allow a credit against the applicable segment of the PFF Program up to the lesser of the actual cost of the improvement or the amount of the applicable fee segment.

  b. Where the developer has remaining costs not covered by fee credits, reimbursements from fee revenue will occur as subsequent projects develop within the CTSP and pay the PFF.

  c. Reimbursements will be granted on a first-in first-out basis.

  d. For projects participating in the proposed CTSP Fee Program, credits and reimbursements will be subject to the same policies described in the previous principles *a* through *c*.

- CTSP development will be subject to existing City development impact fees and additional offsite mitigation requirements as specified in the CTSP Final EIR.
- Developers should participate in duly established financing mechanisms to assure adequate funding for maintaining backbone infrastructure and other public facilities or otherwise be required to provide a comparable funding source.

Financing Plan Goals

The elements of the Financing Plan must work together to provide the optimal balance of fees, private, and other financing to not overly burden undeveloped land, while assuring that necessary facilities are constructed when needed. The goals of the Financing Plan are summarized below:

- Fully fund all facility and infrastructure improvements when the improvements are needed to serve the Project.
- Use existing fee programs to the extent possible.
- Identify potential new fee programs or increases in existing fee programs to the extent required.
- Identify the potential for land secured financing through the issuance of CFD bonds.
- Make use of "pay-as-you-go" mechanisms, while allowing for timely construction of public improvements.
- Make appropriate use of private financing, existing fee programs, new fee programs, CFD bonds, and credit/reimbursement agreements to fund improvements when needed.

4. Facility Cost Estimates

This chapter summarizes the backbone infrastructure and public facilities (Public Improvements) that are required to serve the Project. The backbone infrastructure and public facilities consist of the improvements specifically required to serve the CTSP that are included in the Engineer's Estimate of Probable Cost (Cost Estimate) prepared by NorthStar in March 2025, as well as additional City police and fire facilities and school district facilities toward which the CTSP must contribute. **Table 3** summarizes the estimated public improvements by type and area and the Project's estimated cost obligation for these improvements.

Appendix B contains both a summary of the Cost Estimate and the detailed Cost Estimate document. The Cost Estimate includes cost estimates for all backbone infrastructure and parks and open space needed to support new development in the Project. The cost estimates, presented in 2025 dollars, include construction costs, soft costs (e.g., design and engineering, legal, construction management), and a cost contingency factor.

The police, fire, and school district improvements not included in the Cost Estimate are funded through payment of existing development impact fees. The Project's fair share cost obligation of these facilities is estimated as the fee revenue generated by Project development. The facilities proposed for the CTSP may be refined as part of subsequent implementation efforts.

Backbone Infrastructure

Summary

As shown in **Table 3**, the Project has a backbone infrastructure cost obligation of approximately $130.3 million. The improvements consist of the following area-specific improvements and regional improvements, as detailed further in the following sections.

- Transportation
- Sewer
- Storm Drainage
- Water
- Non-potable Water

Table 3. Backbone Infrastructure and Public Facilities Cost Summary (2025$)

Item	*Source*	Costs by Area				
		Area 1	Area 2	Area 3	Area 4	**Total**
Backbone Infrastructure [1]						
Transportation [2]	*Table B-1*	$19,281,177	$18,501,101	$16,838,913	$27,595,304	$82,216,495
Sewer	*Table B-1*	$2,133,235	$1,451,883	$1,460,402	$1,887,431	$6,932,951
Storm Drainage	*Table B-1*	$3,287,791	$1,189,250	$3,136,233	$4,888,189	$12,501,463
Water	*Table B-1*	7,833,980	4,759,560	5,266,325	8,357,359	$26,217,224
Non-Potable Water	*Table B-1*	$970,171	$609,048	$340,819	$535,421	$2,455,459
Subtotal Backbone Infrastructure		**$33,506,354**	**$26,510,842**	**$27,042,692**	**$43,263,704**	**$130,323,592**
Public Facilities						
Parks [1]	*Table B-1*	$12,227,873	$4,473,271	$7,352,687	$12,369,527	$36,423,358
Police [3]	*Table 8*	$929,204	$666,994	$666,086	$654,807	$2,917,091
Fire [3]	*Table 8*	$816,678	$585,398	$584,926	$568,952	$2,555,954
Schools [4]	*Table 8*	$7,156,314	$5,129,674	$5,125,538	$3,812,510	$21,224,036
Subtotal Public Facilities		**$21,130,069**	**$10,855,337**	**$13,729,237**	**$17,405,796**	**$63,120,439**
Total Improvements		**$54,636,423**	**$37,366,179**	**$40,771,929**	**$60,669,500**	**$193,444,031**

Source: NorthStar Engineering; City of Ceres; CUSD; EPS.

[1] Backbone infrastructure and Parks costs from Copper Trails Engineer's Estimate of Probable Costs prepared by NorthStar Engineering Group, Inc. (03/03/2025). See Appendix B for detailed cost estimates.
[2] Transportation improvements include: demolition, joint trench, rough grading, erosion control, street fine grading, curbs, gutters, sidewalks, ADA ramps, street pavement, landscaping, and walls.
[3] Costs set equal to the fee revenue generated by CTSP payment of the police and fire components of the City PFF.
[4] Costs set equal to Ceres Unified School District (CUSD) development fee revenue generated by CTSP.

Area-Specific Onsite Improvements

For each Project area, the onsite backbone infrastructure improvements are divided into segment improvements and overall area improvements. The segment improvements are associated with each individual roadway segment, whereas the area improvements are needed by the entire area to facilitate construction of the particular improvement type in that area, as described further below.

Segment Improvements

Each roadway segment serves either one or two of the four Project areas, and thus the particular segment improvement costs are assigned to those Project areas. Each segment serves the Project area that it borders. In the case that a segment borders two Project areas, the improvement costs are split equally between the two areas.

Area Improvements

In addition to the improvements related to each particular roadway segment, other improvements are needed to serve an entire area and facilitate development in that area. Examples are a storm drainage lift station needed to serve an entire area and the removal of existing orchards in order to facilitate the construction of roadways.

Regional Improvements

The Project must contribute toward regional improvements. These improvements consist of both onsite and offsite improvements needed to serve the entire Project and sometimes other development projects in the region. The Project has full responsibility for some of these improvements, whereas in other cases, the Project shares responsibility with other developments in the region and has a percentage share of the cost obligation. The regional improvements consist of a sewer pump station, a water well and tank, and roadway intersection improvements.

Transportation

Roadways in the Project are envisioned to accommodate all modes of travel and balance the efficient movement of vehicular traffic with the provision of safe and easily accessible facilities for walking, biking, and public transit. New roadways and design improvements to existing roadways will be necessary to meet these objectives. In addition, the Project will also be required to contribute toward regional transportation improvements.

The Project roadway system is depicted in **Exhibit 1.1** of the Cost Estimate in **Appendix B.**

Area- Specific Onsite Improvements

The Project's planned onsite roadway system consists of arterial and collector streets that provide access to all areas of the CTSP. In addition to improving

existing roadways that border or run through the Project, several new interior roads will also be required. As described above, the Cost Estimate identifies the required area-specific improvements for each Project area.

Existing Roadways

The existing arterial and collector roadways summarized below border or run through the Project. These roadways provide access to the Project and require varying levels of improvements to adequately serve development in the Project. The required improvements are detailed in the **Appendix B** Cost Estimate.

- **Service Road**, an east-west roadway that connects the Project with SR-99.
- **Blaker Road**, a north-south roadway on the western edge of the Project that extends north to Whitmore Avenue in Ceres and south to East Keyes Road in Stanislaus County.
- **Central Avenue**, a north-south roadway that provides access to the center of the Project and extends north to SR-99 and south to areas in unincorporated Stanislaus County.
- **Lucas Road** and **Mitchell Road**, roadways located adjacent to SR-99 that form the eastern boundary of the Project
- **Moffet Road**, a north-south roadway located between Central Avenue and the eastern boundary of the Project that extends north to SR-99 and south to East Redwood Road, located within the Project.
- **East Redwood Road**, an east-west roadway located entirely within the CTSP between Mitchel Road and Central Avenue.

New Roadways

Several new onsite collector roads will be required. These roads will generally provide for two travel lanes and sidewalks, a center turn lane, and, in some cases on-street curbside parking.

Regional Improvements

The Project must contribute to regional "intersection level of service" improvements. These intersection improvements consist of both onsite and offsite improvements needed to keep the traffic flow at acceptable service levels as development occurs in the region. The Project has full responsibility for some of these improvements, whereas for other improvements, it shares responsibility with other developments in the region and has a percentage share of the cost obligation. Examples of the intersection level of service improvements are the installation of traffic signals at intersections and SR-99 interchanges. The Project's total cost for these improvements is spread among the four areas in proportion to each area's level of development and relative impact on the improvements, as detailed in the next chapter and **Appendix D**.

Sewer

Wastewater generated by the Project first will be directed through onsite existing and new sewer lines to an existing 42-inch trunk line in Service Road and then will flow to the Ceres Wastewater Treatment Plan (WWTP) west of the Project for treatment. The wastewater from some of the Project will flow through existing and new lines directly to the Service Road trunk line via gravity, where it will then flow to the WWTP. The wastewater from the remainder of the Project first will flow through existing and new lines to a planned regional sewer lift station at Central Avenue and Redwood Road, then to Service Road and the WWTP.

The Project onsite sewer system is depicted in **Figure 7-2** of the Specific Plan**.**

Area-Specific Onsite Improvements

Area-specific onsite backbone sewer infrastructure consists of a network of existing and planned sewer lines ranging in size from 8 to 42 inches in diameter that will be used to transport sewage to the WWTP.

Regional Improvements

The planned new lift station will be utilized to discharge sewage generated by the Project through a force main to the Project sewer lines and then to the WWTP. The total cost for the lift station improvements is spread among the four areas in proportion to each area's level of development and relative impact on the improvements, as detailed in the next chapter and **Appendix D.**

Water

A combination of existing and planned backbone water infrastructure will provide water for the Project. Onsite improvements include a planned water well, storage tank and booster pump and a network of existing and planned water mains to distribute the water throughout the Project. Additionally, an existing water well, storage tank, and booster pump located at the Ceres WWTP also will provide water to the Project.

The Project onsite water system is depicted in **Figure 7-1** of the Specific Plan**.**

Area-Specific Onsite Improvements

Area-specific onsite backbone water infrastructure consists of a network or water mains used to distribute water throughout the Project. The water main costs are allocated to each area depending on where in the Project they are located and to which areas they will distribute water.

Regional Improvements

The new onsite water well, storage tank, and booster pump will provide water for the entire Project. The total cost of these improvements is allocated to the four areas in proportion to each area's level of development and relative demand for water, as detailed in the next chapter and **Appendix D**.

Non-Potable Water

Currently, there is no non-potable water infrastructure in the CTSP. The planned non-potable water system consists of a combination of three new groundwater wells and distribution lines to provide irrigation water throughout the Project. There is the opportunity to receive irrigation water from the WWTP in the future if upgrades are made to the WWTP to provide raw water, but such WWTP improvements are not included in the planned non-potable water infrastructure.

All of the planned non-potable water improvements are area-specific improvements. There are no planned regional or Project-wide non-potable water improvements. The Project onsite non-potable water system is depicted in **Figure 7-3** of the Specific Plan**.**

Storm Drainage

The Project's planned storm drainage infrastructure consists of a system of storm drainage basins and conveyance pipes. Storm water will be conveyed through the pipes to the storm drainage basins. There will be four major drainage basins, one in each of the four project areas. Each drainage basin will be located in a park to allow the basins to serve both recreational and stormwater detention uses.

All of the planned storm drainage improvements are area-specific improvements. There are no planned regional or Project-wide storm drainage improvements. The Project onsite non-potable water system is depicted in **Figure 7-4** of the Specific Plan**.**

Public Facilities

Summary

As shown in **Table 3**, the Project has a public facilities cost obligation of approximately $63.1 million across all areas. The improvements required for each area and improvement type are detailed below. The following types of public facilities are included:

- Parks and Open Space
- Police
- Fire
- Schools

Parks and Open Space

The planned parks and open space in the Project consist of five neighborhood parks and a series of linear parks and greenbelt corridors. There are a total of 42.4 planned parks and open space acres in the Project, spread throughout the four areas of the Project. The Project parks and open space system is depicted in **Exhibit 2.2** of the Cost Estimate**.**

Police

There are no planned police facilities in the Project. However, the CTSP development will require City police services and have an impact on new City police facilities and equipment needed to provide services. The cost of police facilities and equipment is estimated as the total City police impact fee revenue generated by development in the Project.

Fire

There are no planned fire facilities in the Project. However, the CTSP development will require City fire services and have an impact on new City fire facilities and equipment needed to provide services. The cost of fire facilities and equipment is estimated as the total City fire impact fee revenue generated by development in the Project.

Schools

There are two existing schools in the Project, but there are no new planned schools. However, children of CTSP residents will attend Ceres Unified School District (CUSD) schools and have an impact on school facilities in the district. The schools cost is estimated as the total CUSD facilities fee revenue generated by development in the Project.

5. Financing Strategy and Funding Sources

This chapter outlines the Project's financing strategy and describes how a combination of private and public funding sources may be used to fund the backbone infrastructure and public facilities required to serve the Project. Funding sources are identified for discussion purposes and to guide subsequent analytical efforts.

The public improvements that must be funded include Project-specific public improvements, Citywide improvements funded through City development impact fee program, and County improvements funded through the County development impact fee program.

Financing Strategy Overview

The elements of the Financing Plan must work together to provide the optimal balance of fee, bond, and private financing to not overly burden undeveloped land, while assuring necessary public improvements are constructed when needed. The following financing strategies are recommended:

- **Fund improvements through existing City, County, and special district fee programs**. A portion of the required public improvements will be funded through existing City, County, and school district fee programs.

  The existing fee programs are described below:

  - **City Public Facilities Fee (PFF) Program.** The PFF Program funds the following types of improvements in the City: police, fire protection, municipal facilities and equipment, wastewater, water, parks and recreation, community facilities, transportation, drainage, and information technology. For each PFF component for which corresponding CTSP improvements (i.e., transportation, wastewater, water, drainage, and parks) are included in the Cost Estimate, it is assumed that all revenue generated by payment of the applicable PFF component, up to the CTSP cost, will be available to fund the CTSP improvements.
  - **County PFF Program.** The County PFF Program funds the following countywide facilities and services: animal services, behavioral health, criminal justice, detention, emergency services, health, libraries, other County facilities, regional parks, regional transportation, and countywide information technology.
  - **Ceres Unified School District (CUSD) Fee.** The CUSD fee funds school facilities in the CUSD.

- **Fund Project-specific improvements not currently funded through existing fee programs through a proposed privately or publicly administered CTSP Fee Program.** For those facilities not funded by existing or proposed fee programs, the Financing Plan proposes establishing a new privately or publicly administered CTSP Fee Program applicable to CTSP development only. For each improvement type, the required CTSP Fee Program funding amount is calculated as the total cost less the amount to be funded by the City and CUSD fees
- **Use land-secured financing to provide upfront funding or reimburse Project developers.** It is likely that land-secured debt financing, if used, would be provided through a Mello-Roos CFD. The Mello-Roos Community Facilities Act of 1982 enables public agencies to form CFDs and levy a special tax on property owners in those CFDs. The special taxes may be used to pay debt service on CFD bonds, to reimburse Project developers for advance-funding, or to finance public improvements directly on a pay-as-you-go (PAYGO) basis.
- **Make maximum use of pay-as-you-go mechanisms.** Use PAYGO revenue to the extent possible while still allowing for timely construction of public improvements. PAYGO funds may be available from fee revenue, CFD special tax revenue not used to pay bond debt, private funding, and grant funding.
- **Provide private financing as needed.** Private funding will be required to fund improvements when needed to serve the Project. Many improvements will be needed before adequate plan area fee program revenue has been collected. In addition, if a Mello-Roos CFD is implemented, the initial bond issuance capacity will be limited. Developers who provide private funding can be reimbursed as other funding becomes available. To the extent revenue generated by existing fee programs, the proposed CTSP Fee Program, and other funding programs is insufficient to reimburse the Project developers, the developers will be required to cover the estimated shortfalls.
- **Use grant funding where available.** Of the estimated total school costs for the Project, a significant portion is anticipated to be funded through grants from the State for school facilities (i.e., State School Facilities Program). Other grant-funding opportunities also may be pursued. However, grant and other external funding are not quantified in this Financing Plan given the competitive nature of awards and uncertainty of future funding cycles

The Project funding strategy needs to be flexible enough to accommodate development plans of different property owners and to assure that required improvements are constructed when needed. The financing mechanisms used will depend on the types and timing of the required facilities and will be guided by objectives and policies established in the Specific Plan.

Project-Specific Improvements Funding Overview

For each of the Project's four development areas, the developers in that area will be responsible for funding or constructing all backbone infrastructure and public facilities needed to support the area's development. In many cases, particularly in the early stages of each development, the developers will be required to construct or fund more than their proportionate share of improvements. Reimbursement mechanisms will allow for repayment to Project developers who advance-fund facilities included in City and other public fee programs, subject to the City and special district fee credit and reimbursement policies. Subdivision infrastructure costs will be funded privately by developers and are not included in this Financing Plan.

Backbone infrastructure and public facilities required for development to proceed in the Project are anticipated to be funded through a variety of sources, including private capital, existing City and regional fees, and a proposed CTSP plan area fee program (CTSP Fee Program). **Table 4** summarizes the estimated CTSP public improvement costs and potential funding sources at Project buildout.

Sources of Funding

As summarized above, several funding mechanisms will be used to fund the backbone infrastructure and public facilities required to serve the Project. These public improvements include Project-specific improvements summarized in **Table 4** and detailed in the previous chapter, as well as City and County improvements to which the Project will be required to contribute but that are not specifically needed for development in the Project to proceed.

The actual funding sources and financing mechanisms used will depend on the type of facility, when the facility is needed, and the phasing of facility construction. Each funding source is detailed in the remainder of this section.

Development Fee Programs

The Project will be required to pay existing City, County, and regional development fees. In addition, this Financing Plan proposes adoption of a new plan area development impact fee program, the CTSP Fee Program, to pay for Project-specific public improvement costs not funded by other sources.

Existing City, County, and Regional Fees

The City, County, and CUSD have existing ordinance-based building and development impact fees. These fees and charges will be fully applicable in the CTSP. In some instances, some or all of the revenue generated by Project development through the Citywide PFF Program will be used to fund Project-specific improvements (as discussed earlier and summarized in **Table 4**).

Table 4. Sources and Uses Summary (2025$)

Item	Cost [1]	Funding Sources [1]					
		City Public Facilities Fee (PFF) [2]	Ceres Unified School District Dev. Fees	Proposed CTSP Fee Program	Other (e.g. Private Developer)	Total	CFD Funding [3]
Backbone Infrastructure							
Transportation	$82,216,495	$21,344,208	-	$60,872,287	-	$82,216,495	X
Sewer	$6,932,951	$6,932,951	-	-	-	$6,932,951	X
Storm Drainage	$12,501,463	-	-	$12,501,463	-	$12,501,463	X
Water	$26,217,224	$23,413,235	-	$2,803,989	-	$26,217,224	X
Non-Potable Water	$2,455,459	-	-	$2,455,459	-	$2,455,459	X
Subtotal Backbone Infrastructure	**$130,323,592**	**$51,690,394**	**-**	**$78,633,198**	**-**	**$130,323,592**	**-**
Public Facilities							
Parks	$36,423,358	$35,031,866	-	$1,391,492	-	$36,423,358	X
Police	$2,917,091	$2,917,091	-	-	-	$2,917,091	-
Fire	$2,555,954	$2,555,954	-	-	-	$2,555,954	-
Schools	$21,224,036	-	$21,224,036	-	-	$21,224,036	-
Subtotal Public Facilities	**$63,120,439**	**$40,504,911**	**$21,224,036**	**$1,391,492**	**-**	**$63,120,439**	**-**
Total Improvements	**$193,444,031**	**$92,195,305**	**$21,224,036**	**$80,024,690**	**-**	**$193,444,031**	**-**

Source: NorthStar Engineering; City of Ceres; CUSD; EPS.

[1] See Table 3.
[2] For backbone infrastructure and parks, assumes all of the City PFF revenue generated by the Project is available to offset costs for each applicable PFF component. Police and Fire costs are set equal to the PFF revenue generated by Project development. School costs are set equal to the CUSD fee revenue generated by Project development.
[3] Reflects costs that are eligible for CFD funding. CFD bond proceeds may fund all or a portion of these facility costs.

The remainder of the City PFF revenue generated by the Project will be used to fund Citywide improvements. The County and CUSD fees will be used to fund County and CUSD facilities, respectively.

Proposed CTSP Fee Program

This Financing Plan proposes use of a plan area development impact fee program, the CTSP Fee Program, that will fund backbone infrastructure and public facilities needed to serve the Project. The CTSP Fee Program is proposed to fund construction of backbone infrastructure and public facilities necessary to accommodate new residents and employees generated by CTSP development after taking into consideration a variety of other funding sources for the improvements. The costs to be funded through the CTSP Fee Program are summarized in **Table 4**.

The proposed CTSP Fee Program, if formed, could be either privately or publicly administered and would include fees that would need to be established in accordance with the procedural requirements of the Mitigation Fee Act, as codified in California Government Section 66000 et seq. If the CTSP Fee Program is publicly-administered, it would include an additional cost and fee component for fee program administration and implementation.

Note that this Financing Plan does not calculate or provide legal justification for development impact fees in accordance with the requirements of the Mitigation Fee Act but rather provides cost allocations that are used to estimate the CTSP Fee Program cost burden for each land use and improvement type. These cost allocations approximate CTSP Fee Program rates and are used in an overall financial feasibility analysis of the total cost burden on CTSP residential and commercial development. The proposed CTSP Fee Program cost allocations are summarized in **Table 5** and detailed in the next chapter.

The CTSP Fee Program would provide a flexible framework for infrastructure financing that must be updated periodically to ensure anticipated cost increases for items in the Project are properly reflected. The update process would include an annual indexing to reflect cost inflation, as well as periodic review of the entire program at least every 8 years. The update process also would need to reflect changes in the land use program as development proceeds in the Project.

Table 5. Preliminary CTSP Fee Program Cost Allocation Summary (2025$)

Item	Fee-Funded Cost [1]	Cost Allocation [2]						
		Single-Family		Multifamily		Nonresidential		
		LDR	MDR	MHDR	HDR	Commercial	Hotel	Office
		per unit				*per 1,000 bldg. sq. ft.*		
Transportation	$60,872,287	$15,298	$15,298	$8,300	$8,300	$27,666	$27,666	$23,435
Sewer	-	-	-	-	-	-	-	-
Storm Drainage	$12,501,463	$5,140	$3,181	$1,906	$1,509	$3,938	$3,938	$3,938
Water	$2,803,989	$1,442	$881	$496	$396	$535	$535	$535
Non-Potable Water	$2,455,459	$1,262	$772	$434	$347	$469	$469	$469
Parks	$1,391,492	$633	$544	$495	$495	$47	$47	$47
Subtotal Improvements	**$80,024,690**	**$23,775**	**$20,676**	**$11,631**	**$11,047**	**$32,655**	**$32,655**	**$28,424**
Administration (2%)	$1,600,494	$476	$414	$233	$221	$653	$653	$568
Total Improvements	**$81,625,184**	**$24,251**	**$21,090**	**$11,864**	**$11,268**	**$33,308**	**$33,308**	**$28,992**

Source: NorthStar Engineering; EPS.

[1] See Table 4 for proposed CTSP fee program costs.
[2] See **Appendix C** for proposed CTSP fee program cost allocations by improvement type.

Estimated Fee Revenue at Buildout

Table 6 summarizes the estimated development fee revenue generated in each Project area at Project buildout. The fee revenue includes revenue generated from CTSP payment of both the existing City, County, and regional development fees at existing rates and the proposed CTSP Fees. The CTSP is estimated to generate approximately $253.8 million in development fee revenue across all areas, with $172.1 from payment of existing fees and $81.6 from payment of the proposed CTSP Fees. Further details are provided in **Appendix C**.Credit and Reimbursement Agreements

The CTSP Fee Program (as well as the City's other existing fee programs) provides for private construction of infrastructure items and a source of reimbursements for any related oversizing that may be completed by a particular developer (i.e., construction of improvements above and beyond the developer's allocated proportional share). Refer to specific policies in **Chapter 3** for City preferences regarding reimbursements.

Mello-Roos CFD

The City may be amenable to forming a Mello-Roos CFD, which would provide for the issuance of debt supported by special taxes charged in the Project. Together with the CTSP Fee Program, an infrastructure CFD would offer flexibility to developers, individually or as a whole, to obtain public financing for infrastructure. Developers could receive CTSP Fee Program credits or reimbursements for any improvements funded by the CFD.

CFD debt is supported by annual special taxes charged to development in the CFD. In the early years of Project development, debt capacity will be limited, but as development progresses, more debt capacity will be created. It will be imperative to prioritize infrastructure funded through bond financing so that critical improvements needed at the beginning of development can be funded through CFD bond proceeds. In addition to funding critical infrastructure, the CFD also may be used to repay costs invested by developers or the City to initiate development.

Table 7 estimates the total maximum annual special tax (MAST) revenue that could be generated by Project development through a CFD, and **Table 8** estimates the corresponding bonding capacity for the Project. These estimates are based on preliminary maximum special tax rates ranging from $900 for high density multifamily units to $2,600 for low density single-family units, as well as a maximum special tax rate of $5,000 per acre for commercial, hotel, and office development. The preliminary tax rates are estimated so that the total annual property tax burden for Project development does not exceed 1.8 percent of the residential unit or commercial building finished value, as discussed further in **Chapter 7**. Assuming the estimated preliminary tax rates

Table 6. Summary of Fee Revenue from Existing and Proposed Development Fees (2025$)

Item	Area 1	Area 2	Area 3	Area 4	Total
Source	*Table C-4*	*Table C-5*	*Table C-6*	*Table C-7*	
Existing Fees					
City Building Permit Processing Fees	**$3,477,501**	**$2,545,364**	**$2,463,888**	**$4,840,490**	**$13,327,243**
City Development Impact Fees					
Police	$929,204	$666,994	$666,086	$654,807	**$2,917,091**
Fire	$816,678	$585,398	$584,926	$568,952	**$2,555,954**
General Government Facilities	$1,481,094	$1,061,654	$1,060,798	$1,033,142	**$4,636,688**
Parks and Recreation	$11,973,330	$8,582,530	$8,575,610	$5,900,396	**$35,031,866**
Wastewater	$9,176,188	$6,750,858	$6,676,926	$5,808,356	**$28,412,328**
Water	$7,444,875	$5,369,707	$5,123,595	$5,475,058	**$23,413,235**
Transportation	$3,965,728	$2,788,308	$2,807,532	$11,782,640	**$21,344,208**
Total City Development Impact Fees	**$35,787,097**	**$25,805,449**	**$25,495,473**	**$31,223,351**	**$118,311,370**
County/Special District Fees					
Ceres Unified School District Facilities Fee	$7,156,314	$5,129,674	$5,125,538	$3,812,510	**$21,224,036**
County Impact Fee	$5,074,235	$3,768,540	$3,528,160	$6,894,719	**$19,265,654**
Total Other/Special District Fees	**$12,230,549**	**$8,898,214**	**$8,653,698**	**$10,707,229**	**$40,489,690**
Subtotal Existing Fees	**$51,495,147**	**$37,249,027**	**$36,613,059**	**$46,771,070**	**$172,128,303**
Proposed CTSP Fee Program [1]	**$15,495,593**	**$11,121,371**	**$10,816,968**	**$44,191,999**	**$81,625,931**
Total Fees	**$66,990,740**	**$48,370,398**	**$47,430,027**	**$90,963,069**	**$253,754,234**

Source: Wood Rodgers; NorthStar Engineering; City of Ceres; County of Stanislaus; Ceres Unified School District; EPS.

[1] Includes the proposed 2% administration component.

Table 7. Maximum Annual Special Tax Revenue for Infrastructure CFD (2025$)

Item	MAST Rate	Area 1 Dwelling Units/Acres	Area 1 MAST Revenue	Area 2 Dwelling Units/Acres	Area 2 MAST Revenue	Area 3 Dwelling Units/Acres	Area 3 MAST Revenue	Area 4 Dwelling Units/Acres	Area 4 MAST Revenue	Buildout Dwelling Units/Acres	Buildout MAST Revenue
Source	*Table 10*	*Table 1*		*Table 1*		*Table 1*		*Table 1*			
Residential											
Single Family	*per unit*	*Units*		*Units*		*Units*		*Units*		*Units*	
Low Density	$2,600	421	$1,094,600	265	$689,000	302	$785,200	-	-	988	$2,568,800
Medium Density	$2,400	155	$372,000	104	$249,600	79	$189,600	-	-	338	$811,200
Total Single Family		**576**	**$1,466,600**	**369**	**$938,600**	**381**	**$974,800**	**-**	**-**	**1,326**	**$3,380,000**
Multifamily											
Medium-High Density	$2,100	-	-	-	-	154	$323,400	182	$382,200	336	$705,600
High Density	$900	179	$161,100	222	$199,800	-	-	329	$296,100	730	$657,000
Total Multifamily		**179**	**$161,100**	**222**	$199,800	**154**	$323,400	**511**	$678,300	**1,066**	$1,362,600
Total Residential		**755**	**$1,627,700**	**591**	**$1,138,400**	**535**	**$1,298,200**	**511**	**$678,300**	**2,392**	**$4,742,600**
Nonresidential	*per acre [1]*	Acres		Acres		Acres		Acres		Acres	
Commercial	$5,000	**-**	-	**-**	-	**-**	-	80.6	$402,750	80.6	$402,750
Hotel	$5,000	**-**	-	**-**	-	**-**	-	13.4	$67,125	13.4	$67,125
Office	$5,000	**-**	-	**-**	-	**-**	-	13.4	$67,125	13.4	$67,125
Total Nonresidential		**-**	**-**	**-**	**-**	**-**	**-**	**107.4**	**$537,000**	**107.4**	**$537,000**
Total			**$1,627,700**		**$1,138,400**		**$1,298,200**		**$1,215,300**		**$5,279,600**

Source: Wood Rodgers; NorthStar Engineering; EPS.

[1] MAST rates for commercial uses estimated by EPS based on rates for other comparable areas.

Table 8. Estimated Bond Sizing (2025$)

Item	Assumption	Estimated Bond Sizing [1] Area 1	Area 2	Area 3	Area 4	Buildout
Assumptions						
Interest Rate	6.00%					
Term	30 years					
Annual Escalation	2%					
Maximum Special Taxes Available for Debt Service						
Estimated Annual Maximum Special Taxes [2]		**$1,627,700**	**$1,138,400**	**$1,298,200**	**$1,215,300**	**$5,279,600**
Less Estimated Administration Costs	4.00%	($65,108)	($45,536)	($51,928)	($48,612)	($211,184)
Less Delinquency Coverage	10.00%	($162,770)	($113,840)	($129,820)	($121,530)	($527,960)
Adjustment for Rounding		$178	$976	$3,548	$4,842	$9,544
Estimated Gross Debt Service (Rounded)		**$1,400,000**	**$980,000**	**$1,120,000**	**$1,050,000**	**$4,550,000**
Total Bond Size						
Total Bond Size without Tax Escalation (Rounded)		**$23,300,000**	**$16,300,000**	**$18,700,000**	**$17,500,000**	**$75,800,000**
Increase for Annual Escalation [3]	20.00%	$4,660,000	$3,260,000	$3,740,000	$3,500,000	$15,160,000
Total Bond Size (Rounded)		**$27,960,000**	**$19,560,000**	**$22,440,000**	**$21,000,000**	**$90,960,000**
Estimated Bond Proceeds						
Total Bond Size (Rounded)		**$27,960,000**	**$19,560,000**	**$22,440,000**	**$21,000,000**	**$90,960,000**
Less Capitalized Interest	12 months	($1,677,600)	($1,173,600)	($1,346,400)	($1,260,000)	($5,457,600)
Less Bond Reserve Fund	1 yr. debt service	($1,400,000)	($980,000)	($1,120,000)	($1,050,000)	($4,550,000)
Less Issuance Cost	5.00%	($1,398,000)	($978,000)	($1,122,000)	($1,050,000)	($4,548,000)
Estimated Bond Proceeds (Rounded)		**$23,484,000**	**$16,428,000**	**$18,852,000**	**$17,640,000**	**$76,404,000**

Source: EPS.

[1] Estimated bond sizing based on conservative assumptions. The interest rate will be determined at the time of bond sale; the bond term could be 25 to 30 years or more. This analysis assumes 30 years.
[2] See Table 10.
[3] Assumes special taxes are escalated 2.0% annually for 30 years, which increases total Bond Size by approximately 20 percent.

by residential and nonresidential development type, the Project may be able to support bond construction proceeds of $76.4 million at buildout.

Although this Financing Plan includes a nonresidential special tax rate of $5,000 per acre, an option at implementation would be to exempt nonresidential development from being taxed. This option would reduce the bonding capacity to approximately $68.5 million at buildout but would assist in improving the feasibility of the nonresidential development because it would eliminate the ongoing special tax carry for infrastructure.

It is important to note that any initial bond issues will be constrained by various factors, including the appraised value of land in the CFD at the time bonds are sold. Several bond sales would occur as development of the Project progresses and security can be demonstrated for the bonds. The bonding capacity estimates are preliminary, based on current financing assumptions, and are subject to revision once a land-secured financing mechanism is implemented. Reimbursements for oversizing will be handled through the appropriate fee program, reimbursement agreement, or developer cost-sharing agreement.

Map Conditions (Private Financing)

Key improvements required to realize the Project will be included as "project requirements" (e.g., subdivision map conditions) and paid for privately by developers. These individual project requirements may include the "foot frontage" share of streetscape improvements located in the privately held portions of roadway plan lines and other "in tract" improvements such as interior roads deemed to solely benefit a particular Project subdivision. Many of these improvements are not included in this Financing Plan, as they are not shared improvements that benefit all development in the Project. In addition to map conditions of approval, it is possible that certain improvements will become Project responsibilities through terms of DAs.

State School Funding

In addition to the CUSD development impact fee revenue generated by the Project and shown in **Table 4**, additional funding for school facilities will be provided through State grants (i.e., State Schools Facilities Program), both for land and for school construction.

Proposed Operating and Maintenance Funding

This Financing Plan addresses funding for construction of backbone infrastructure and public facilities with the purpose of ensuring sufficient funding is available to cover the cost of facilities required to serve the Project. Similarly, the constructed facilities also will require a source of ongoing operations and maintenance funding.

A separate Fiscal Impact Analysis prepared for the Project provides a detailed discussion of the costs and potential funding sources for operations and maintenance of the Project facilities, as well as public services (e.g., parks

programming). The purpose of the Fiscal Impact Analysis is to ensure the Project has a fiscally neutral impact on the City's General Fund. It is assumed in the Fiscal Impact Analysis that any annual net fiscal deficits will be fully mitigated through a funding mechanism such as a CFD for municipal services. It is further assumed that the Project will be required to annex into the existing Citywide services CFD-3, which will result in any deficits being mitigated. CFD- 3 was established for all new non-infill residential development to fund ongoing operations and maintenance services for police, fire, and parks. The special tax rate for CFD-3 is approximately $1,200 per unit.

6. Proposed CTSP Fee Program and Cost Allocation

This Financing Plan proposes use of a plan area development impact fee program, the CTSP Fee Program, that will fund backbone infrastructure and public facilities needed to serve the Project. The CTSP Fee Program is proposed to fund construction of backbone infrastructure and public facilities necessary to accommodate new residents and employees generated by CTSP development after taking into consideration a variety of other funding sources for the improvements. The costs to be funded through the CTSP Fee Program were summarized in **Table 4**.

The proposed Campus Fee Program, if formed, would include fees that would need to be established in accordance with the procedural requirements of the Mitigation Fee Act, as codified in California Government Section 66000 et seq. This Financing Plan does not calculate or provide legal justification for development impact fees in accordance with the requirements of the Mitigation Fee Act but rather provides cost allocations that are used to estimate the CTSP Fee Program cost burden for each land use and improvement type. These cost allocations approximate CTSP Fees and are used in an overall financial feasibility analysis of the total cost burden on residential and commercial development, after accounting for existing development fees and the new proposed CTSP Fee Program cost allocations.

It is proposed that the CTSP Fee Program include fees for the following categories of backbone infrastructure and public facilities.

- Transportation
- Storm Drainage
- Water
- Non-Potable Water
- Parks and Open Space

Table 5 in the previous chapter summarizes the estimated cost allocations for each of these improvement types. It includes the total fee-funded cost by improvement type and the cost allocation per dwelling unit and per 1,000 nonresidential building square feet. A fee program administration component is estimated for each land use as two percent of the sum of the cost allocations across all improvement types. **Appendix D** provides the detailed cost allocations for each improvement type. The cost allocation methodology is summarized in the following section.

Cost Allocation Methodology

To ensure developed land uses fund their pro-rata share of backbone infrastructure, the cost of each of the above improvement types is allocated across all land uses, based on the relative need for the improvements generated by each land use as measured by appropriate measures of benefit for each improvement type (e.g., impervious surface for Storm Drainage).

The purpose of allocating certain improvement costs among the various land uses is to provide an equitable method of funding required infrastructure. The key to apportioning the cost of improvements to different land uses is the assumption that the demands placed on backbone infrastructure improvements are related to land use types and that such demands can be stated in relative terms for all land uses.

For each improvement type, the costs are allocated to the different land uses using appropriate cost allocation factors as measures of demand, as detailed in the cost allocation tables in **Appendix D**. The factors for all improvement types proposed for the CTSP Fee Program are summarized below and are based on the factors used in the 2025 City Public Facilities Impact Fee Nexus Study and other City documents.

Improvement	Cost Allocation Basis
Transportation	PM Peak Hour Trips
Sewer	Sewage Gallons per Day
Storm Drainage	Impervious Acres
Water	Annual Acre Feet of Water
Non-Potable Water	Annual Acre Feet of Water
Parks	Persons Served

7. Financial Feasibility

This chapter quantifies and evaluates the total estimated infrastructure cost burden and total effective annual tax rate anticipated for new CTSP development and makes observations regarding the financial feasibility of the Financing Plan. The financial feasibility is addressed by reviewing a total infrastructure burden analysis, as well as bond issuance guidelines, to ensure the Financing Plan will meet the required financial tests.

Description of Static Feasibility Analyses

This analysis includes the following static methods for evaluating the financial feasibility of the CTSP.

- Total Backbone Infrastructure and Public Facilities Cost Burden.
- Total Taxes and Assessments as a Percentage of Sales Price.

Each of these methods is based on a static financial feasibility evaluation. To be considered financially feasible, the Project should meet each of the static feasibility tests.

It is important to note that these feasibility metrics, described in detail below, should be considered initial diagnostics, offering a general indicator of whether or not a project is likely to meet financial feasibility criteria or whether measures should be taken to improve viability, either through a reduction in cost burdens, identification of other funding sources, or other approaches. None of the indicators, by themselves, should be considered absolute determinations regarding Project feasibility.

Total Backbone Infrastructure and Public Facilities Cost Burden

It is common for developers of major development projects to advance-fund and carry infrastructure costs for some timeframe. The impact of the land developer's cost burden depends on several factors, including the timeframe for the reimbursements and the extent to which full reimbursement is received, either through public funding programs or through adjustments in land sales prices.

The purpose of the total backbone infrastructure and public facilities cost burden feasibility test is to assess the financial feasibility of the CTSP, given all current and proposed fees and the additional burden of CTSP-specific infrastructure costs. This feasibility test assesses the total fee burden on residential dwelling units associated with the proposed backbone infrastructure and public facilities.

The total backbone infrastructure and public facilities cost burden feasibility test provides a performance indicator of a residential project's feasibility *Note that this test is typically not used to assess the feasibility of nonresidential development. However, this chapter includes a nonresidential analysis to provide a general idea about the overall cost burden on nonresidential development relative to its sales value.*

For each land use, the total cost burden per dwelling unit or per 1,000 nonresidential building square feet is expressed as a percentage of the finished sales price. Project feasibility for residential development is evaluated based on the following general guidelines or benchmarks:

- Burdens below 15 percent generally are considered financially feasible.
- Burdens between 15 and 20 percent may be feasible depending on the specific circumstances of the project.
- Burdens above 20 percent suggest a project may not be financially feasible unless other components of the project pro forma are particularly advantageous to the developer, thus allowing the project to bear unusually high backbone infrastructure and public facilities costs.[3]

The static feasibility benchmarks are based on EPS's experience conducting financial feasibility analyses for numerous projects throughout the Sacramento Region and Central Valley over the last 3 decades. This feasibility diagnostic is merely a tool that can be used—along with other tools—as a general measure of financial feasibility. This measure should not automatically be interpreted to mean that if one land use type exceeds the threshold, the project definitely is infeasible. In certain circumstances, there are ways in which a development project can mitigate against a high cost burden. In addition, the backbone infrastructure and public facilities costs will be fine-tuned and possibly reduced as engineering studies are completed closer to actual construction.

[3] Such other components may include extraordinarily low land basis (e.g., land has been in the family for a long time, land acquired during severe real estate market downturn, etc.), development phasing (e.g., fast early absorption ahead of a major infrastructure cost such as a new water treatment plant), or low or no environmental mitigation requirements (e.g., through avoidance or on-site preservation).

As summarized in **Table 9** (and further detailed in **Appendix C**), the total backbone infrastructure and public facilities cost burden accounts for approximately 12.1 percent to 19.4 percent of the estimated sales price of residential units in the CTSP, with the burdens for single-family units at the higher end of this range, indicating that the Project may be financially feasible if home sales values do not taper or if infrastructure costs don't continue to escalate rapidly. Other factors such as the magnitude of advance funding requirements within each development phase, anticipated reimbursement timeframes, and development absorption would also factor into the feasibility of individual development phases.

The infrastructure cost burden could change for several reasons, including a reallocation of costs among land uses and cost reductions resulting from fine-tuning the estimates as engineering studies are completed and the CTSP development becomes closer to implementation. The cost burden estimates will continue to be examined and may be refined as the CTSP development is implemented.

Nonresidential Development and Cost Burden Shift

Although the infrastructure cost burden test is generally not used to assess nonresidential development feasibility (as noted above), **Table 9** includes the nonresidential development cost burdens as well as the residential cost burdens. The cost burdens for all nonresidential development categories as a percentage of estimated sales price are over 20 percent, with the percentage for commercial development estimated at nearly 35%, assuming current (2025) market values.

This particularly high commercial percentage suggests commercial development in the CTSP may be infeasible. To incentivize commercial development and improve its feasibility, the Project proponent anticipates engaging in an agreement with remaining Project landowners to shift the infrastructure cost burden from the proposed CTSP Fee Program from commercial development to other nonresidential and residential development categories. This shift will be achieved by adjusting CTSP Fee Program fees through a development agreement concurrent with adoption of a CTSP Fee Program. Commercial fees are anticipated to be adjusted downward, while residential fees would be increased, and the hotel and office fees would have minor adjustments in either direction. The proposed infrastructure cost burden and potential CTSP fee shift is detailed in **Appendix E**. However, the actual fee shift may vary based on market conditions at the time this shift is negotiated and implemented.

Table 9. Summary of Infrastructure Cost Burden Analysis (2025$)

Item	Residential				Nonresidential		
	Single-Family		Multifamily				
	LDR	MDR	MHDR	HDR	Commercial	Hotel	Office
	per unit				*per 1,000 bldg. sq. ft.*		
Finished Unit Sales Price	**$550,000**	**$520,000**	**$490,000**	**$310,000**	-	-	-
Nonresidential Value per 1,000 Building Sq. Ft.	-	-	-	-	**$160,000**	**$250,000**	**$220,000**
Existing Fees [1]							
City Building Permit Processing Fees	$5,274	$4,663	$3,265	$2,986	$2,594	$3,389	$3,369
City Public Facilities Fees	$58,662	$50,132	$33,076	$28,542	$14,576	$14,576	$16,805
Ceres Unified School District Facilities Fee	$11,374	$9,306	$6,204	$5,170	$840	$840	$840
County Impact Fee	$7,310	$7,310	$4,825	$4,825	$4,050	$886	$5,109
Total Existing Fees	**$82,620**	**$71,411**	**$47,371**	**$41,523**	**$22,061**	**$19,692**	**$26,123**
Preliminary CTSP Fee Program	**$24,251**	**$21,090**	**$11,864**	**$11,268**	**$33,308**	**$33,308**	**$28,992**
Total Infrastructure Burden	**$106,871**	**$92,501**	**$59,235**	**$52,791**	**$55,369**	**$53,000**	**$55,115**
	Upper Range of Feasibility = 15-20%						
Total Infrastructure Burden as Percentage of Estimated Sales Price or Value	19.4%	17.8%	12.1%	17.0%	34.6%	21.2%	25.1%

Source: City of Ceres; County of Stanislaus; Ceres Unified School District; The Gregory Group; CoStar; EPS.

[1] Fees current as of July 1, 2025.

It is important to note that the originally estimated commercial fees were established based on relative demand for the different improvements and would be legally justifiable under the Mitigation Fee Act requirements for development impact fee programs. However, the adjusted CTSP fees would no longer meet the Mitigation Fee Act requirements, and consequently, the resulting CTSP fees would need to be enacted through a development agreement or other means rather than through a legally justifiable development impact fee nexus study.

Total Taxes and Assessments as a Percentage of Sales Price

The Total Taxes and Assessments as a Percentage of Sales Price feasibility test often is referred to as a "two-percent test." This test provides another measure of the financial feasibility of a project that is used by land developers, builders, and municipal governments to evaluate development projects. The two-percent test provides a general rule for the feasibility of proposed annual special taxes and assessments. In general, if the sum of general property taxes, other ad valorem taxes, and all annual special taxes and assessments is less than 2 percent of the average finished home sales price, then the burden of annual taxes and assessments is considered financially feasible. In the Sacramento Region, jurisdictions and developers typically target total taxes and assessments at levels no greater than approximately 1.6 percent to 1.8 percent of the finished home sales price.

Table 10 shows the estimated taxes and assessments as a percentage of home sales prices for each of the proposed residential Project land uses. The total annual amount includes the following taxes and assessments:

- Countywide ad valorem taxes (1%)
- Other general ad valorem taxes (e.g., school General Obligation bonds)
- Services CFD taxes
- Infrastructure CFD taxes (proposed in this Financing Plan)

After annexation into the City, the Project will be required to participate in a Citywide services CFD to pay for required police, fire, parks, and open space services and ongoing maintenance. When combined with the potential implementation of infrastructure special taxes that range from $900 to $2,600 per unit, the CTSP total taxes and assessments would equal approximately 1.80% of the home sales prices for all residential categories.

Table 10. Estimated Annual Taxes/Assessments as a Percentage of Sales Price (2025$)

Item	Percentage FY (2024-25)	Residential LDR	MDR	MHDR	HDR
Assumptions					
Estimated Average Sales Price		$550,000	$520,000	$490,000	$310,000
Less Homeowner Exemption		($7,000)	($7,000)	$0	$0
Estimated Taxable Sales Price		**$543,000**	**$513,000**	**$490,000**	**$310,000**
Ad Valorem Taxes					
General Property Tax	1.000000%	$5,430	$5,130	$4,900	$3,100
Ceres USD 2001 A	0.036145%	$196	$185	$177	$112
Ceres USD 2008 Series 2010A	0.007363%	$40	$38	$36	$23
Ceres USD 2015 GO Refunding	0.003838%	$21	$20	$19	$12
Ceres USD 2016 GO Crossover Refunding	0.021615%	$117	$111	$106	$67
Ceres USD GO Election 2008, Series 2017	0.011782%	$64	$60	$58	$37
Ceres USD 2017 GO Bond	0.003059%	$17	$16	$15	$9
Ceres USD GO Bond, Ref 2021	0.007615%	$41	$39	$37	$24
Yosemite Community College District 2004, Series 2007 C	0.010354%	$56	$53	$51	$32
Yosemite 2020 GO Refunding Series B	0.006804%	$37	$35	$33	$21
Yosemite 2022 GO Refunding	0.009086%	$49	$47	$45	$28
Total Ad Valorem Taxes	**1.117661%**	**$6,069**	**$5,734**	**$5,477**	**$3,465**
Existing Special Taxes/Assessments					
CFD-3		$1,201	$1,201	$1,201	$1,201
Turlock Mosquito Abatement		$8.40	$8.40	$8.40	$8.40
Total Existing Special Taxes/Assessments		**$1,209**	**$1,209**	**$1,209**	**$1,209**
Subtotal Existing Taxes and Assessments		**$7,278**	**$6,943**	**$6,686**	**$4,674**
Percentage of Sales Price		1.32%	1.34%	1.36%	1.51%
Potential CTSP Special Taxes					
Potential Infrastructure CFD Special Taxes [1]		$2,600	$2,400	$2,100	$900
Total Existing and Potential New Taxes/Assessments		**$9,878**	**$9,343**	**$8,786**	**$5,574**
Total Taxes/Assessments as % of Sales Price		**1.80%**	**1.80%**	**1.79%**	**1.80%**

Source: EPS; City of Ceres; Stanislaus County; EPS.

[1] Maximum total annual taxes and assessments assumed to be 1.80% of home sales price. Infrastructure CFD special taxes based on remaining taxing capacity to reach 1.80% after considering all other annual taxes and assessments.

8. Financing Plan Implementation

Implementation Summary

This Financing Plan establishes a detailed and specific financing strategy for the CTSP. This financing strategy will be implemented through a variety of actions taken by the City in cooperation with Project developers, as summarized below.

Backbone Infrastructure and Public Facilities

1. Continue to analyze all backbone infrastructure and public facility improvements that have been identified for the CTSP to ensure completeness and accuracy and to assist assignment of funding responsibility based on "rational nexus" principles and adoption of financing mechanisms.
2. Evaluate specific public improvements in relation to likely development patterns and establish a schedule for constructing the improvements in coordination with development activity. Begin engineering design and initiate construction of the high-priority improvements.
3. Secure any required right-of-way and public facility (e.g., parks) sites on an opportunistic basis as they become available. Ensure that such acquisition occurs no later than approval of the final subdivision map of any directly adjoining or surrounding development project or otherwise requiring completion of the facility.

Financing Mechanisms

1. Determine if the CTSP Fee Program will be privately or publicly administered.
2. Prepare and adopt a CTSP Development Impact Fee Nexus Study that provides a technical and legal basis for the implementation of a CTSP Fee Program and ongoing updating of the CTSP Fees. The CTSP Fee Program should include public improvement components for costs that are included in the CTSP Cost Estimate and not funded by other identified sources. If publicly administered, the CTSP Fee Program should include a component to administer and update the CTSP Fee Program.
3. Insofar as the investments in public improvements exceed funding immediately available (through impact fees and other sources), establish mechanisms for interim funding of the "oversized" facilities and payment of these costs as subsequent development occurs.
4. Prepare an implementation framework for establishing a Mello-Roos CFD for infrastructure if there is sufficient interest among property owners in the Project.

Regulatory and Project-Related Actions

1. Initiate annexation proceedings with the Stanislaus Local Agency Formation Commission (LAFCO) to annex the Project into the City and the City services CFD No. 3.
2. Develop standard business terms for Development Agreements (DAs). It is assumed Project developers and the City may seek a DA to secure entitlements and to clarify other regulatory and financial requirements.
3. Develop standard conditions for subdivision maps and other Project approvals that incorporate Project-specific backbone infrastructure and public facility requirements.
4. Develop standard agreements and terms for backbone infrastructure and public facility credit and reimbursement agreements that may be entered into with Project developers.

Financing Plan Updates

It is anticipated that as the Financing Plan is implemented, there may be changes to anticipated development, public facilities costs, and funding sources. Changes should be evaluated in the context of the overall financing strategy framework, ensuring that required funding is available when needed.

Possible refinements are listed below:

- Land use changes.
- New or revised infrastructure projects.
- New cost information based on actual construction costs, updated engineering estimates, or changes in the land use plan.
- New funding source data.
- Inflation adjustments to cost and funding data.

Changes to required or completed infrastructure could include higher or lower cost estimates, as well as changes in funding sources. As development occurs and infrastructure is completed, remaining costs and funding amounts for each funding source will need to be adjusted. In addition, costs and funding sources should be adjusted annually to reflect inflation and adjust the costs and funding amounts to current year dollars. Changing market conditions also may permit an increased funding burden on private development.

Such changes over time may be updated or reflected in the documents and City actions taken to implement various financing mechanisms identified in this document rather than revisiting or updating the Financing Plan itself. The City has the discretion to determine whether the Financing Plan itself should be updated or whether applicable updates should be made to the implementing documents.

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Appendices

Appendix A: Detailed Land Uses

Appendix B: Engineer's Estimate of Probable Cost

Appendix C: Estimated Fee Revenue from Existing and Proposed fee Programs

Appendix D: Proposed CTSP Fee Program Public Improvements Cost Allocation

Appendix E: Proposed CTSP Fee Program Cost Burden Shift

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Appendix A:

Detailed Land Uses

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Table A-1
Copper Trails Specific Plan
Public Facilities Financing Plan
CTSP Land Uses

Item	Acres Distribution	Density [1]	Area 1 Acres [2]	Area 1 Dwelling Units [3]	Area 1 Nonres. Bldg. Sq. Ft. [3]	Area 2 Acres [2]	Area 2 Dwelling Units [3]	Area 2 Nonres. Bldg. Sq. Ft. [3]	Area 3 Acres [2]	Area 3 Dwelling Units [3]	Area 3 Nonres. Bldg. Sq. Ft. [3]	Area 4 Acres [2]	Area 4 Dwelling Units [3]	Area 4 Nonres. Bldg. Sq. Ft. [3]	Buildout Acres [2]	Buildout Dwelling Units [3]	Buildout Nonres. Bldg. Sq. Ft. [3]
Residential																	
Single Family																	
Low Density Residential (LDR)		5.5	75.7	421	-	47.7	265	-	54.2	302	-	-	-	-	177.6	988	-
Medium Density Residential (MDR)		9.0	17.2	155	-	11.6	104	-	8.8	79	-	-	-	-	37.6	338	-
Total Single Family			**92.9**	**576**	**-**	**59.3**	**369**	**-**	**63.0**	**381**	**-**	**-**	**-**	**-**	**215.2**	**1,326**	**-**
Multifamily																	
Medium-High Density Residential (MHDR)		20.0	-	-	-	-	-	-	7.7	154	-	9.1	182	-	16.8	336	-
High Density Residential (HDR)		25.0	7.1	179	-	8.8	222	-	-	-	-	13.0	329	-	28.9	730	-
Total Multifamily			**7.1**	**179**	**-**	**8.8**	**222**	**-**	**7.7**	**154**	**-**	**22.1**	**511**	**-**	**45.7**	**1,066**	**-**
Total Residential			**100.0**	**755**	**-**	**68.1**	**591**	**-**	**70.7**	**535**	**-**	**22.1**	**511**	**-**	**260.9**	**2,392**	**-**
Nonresidential																	
Commercial																	
Regional Commercial	50.0%	0.25	-	-	-	-	-	-	-	-	-	53.7	-	584,793	53.7	-	584,793
Commercial Mixed Use [4]	12.5%	0.25	-	-	-	-	-	-	-	-	-	13.4	-	146,198	13.4	-	146,198
Drive-Through Commercial	12.5%	0.25	-	-	-	-	-	-	-	-	-	13.4	-	146,198	13.4	-	146,198
Subtotal Commercial			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**80.6**	**-**	**877,190**	**80.6**	**-**	**877,190**
Hotel	12.5%	0.25	-	-	-	-	-	-	-	-	-	13.4	-	146,198	13.4	-	146,198
Office	12.5%	0.25	-	-	-	-	-	-	-	-	-	13.4	-	146,198	13.4	-	146,198
Total Nonresidential	**100.0%**		**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**107.4**	**-**	**1,169,586**	**107.4**	**-**	**1,169,586**
Public/Quasi-Public																	
Parks and Open Space [5]			10.6	-	-	6.2	-	-	9.3	-	-	16.3	-	-	42.4	-	-
Public			-	-	-	-	-	-	-	-	-	3.4	-	-	3.4	-	-
School (Existing Elementary and High School)			56.2	-	-	-	-	-	17.9	-	-		-	-	74.1	-	-
Major Roadways [6]			13.7	-	-	9.6	-	-	9.3	-	-	13.7	-	-	46.3	-	-
Total Public/Quasi-Public			**80.5**	**-**	**-**	**15.8**	**-**	**-**	**36.5**	**-**	**-**	**33.4**	**-**	**-**	**166.2**	**-**	**-**
Total Planned Land Uses			**180.5**	**755**	**-**	**83.9**	**591**	**-**	**107.2**	**535**	**-**	**162.9**	**511**	**1,169,586**	**534.5**	**2,392**	**1,169,586**

Source: Wood Rodgers; NorthStar Engineering; City of Ceres; EPS

[1] Densities are from Table 4-1 of the Draft Copper Trails Specific Plan (11/06/2024). Densities are averages and may differ slightly from planned densities calculated from total acres, dwelling units, and building square feet.
[2] Acres are from Figure 4-1 of the Draft Copper Trails Specific Plan (11/06/2024).
[3] Total dwelling units and building square feet are from Table 4-1 of the Draft Copper Trails Specific Plan (11/06/2024). They are maximum amounts and are not adjusted for a vacancy factor. Units by area = acres*average units/acre.
[4] Commercial mixed use land use allows high-density housing, but the Specific Plan does not allocate dwelling units.
[5] Calculated from square feet assumed for park dedication in NorthStar Cost Estimate (03/03/2025).
[6] Calculated as total acres by area less sum of all other acres.

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Appendix B:

Engineer's Estimate of Probable Cost

Engineer's Estimate of Probable Cost (Prepared by NorthStar Engineering Group, Inc.)

Table B-1
Public Facilities Financing Plan
Copper Trails Specific Plan
Summary of Engineer's Estimates of Backbone Infrastructure and Parks Costs (2025$)

Item	Pct.	Percentage by Area				Sewer Costs by Area					Storm Drainage Costs by Area					Water Costs by Area				
		Area 1	Area 2	Area 3	Area 4	Area 1	Area 2	Area 3	Area 4	Total	Area 1	Area 2	Area 3	Area 4	Total	Area 1	Area 2	Area 3	Area 4	Total
Shared Costs [1]																				
Sewer Pump Station		26%	20%	18%	36%	$580,977	$446,342	$408,888	$813,794	**$2,250,000**										
Contingency	20%					$116,195	$89,268	$81,778	$162,759	$450,000										
Subtotal						**$697,172**	**$535,610**	**$490,665**	**$976,553**	**$2,700,000**										
Soft Cost	20%					$139,434	$107,122	$98,133	$195,311	$540,000										
Subtotal Sewer Pump Station						**$836,607**	**$642,732**	**$588,798**	**$1,171,863**	**$3,240,000**										
Water Well and Water Tank		29%	20%	21%	30%											$4,211,754	$2,904,559	$3,006,021	$4,377,666	**$14,500,000**
Contingency	20%															$842,351	$580,912	$601,204	$875,533	$2,900,000
Subtotal																**$5,054,104**	**$3,485,471**	**$3,607,226**	**$5,253,199**	**$17,400,000**
Soft Cost	20%															$1,010,821	$697,094	$721,445	$1,050,640	$3,480,000
Subtotal Water Well and Tank																**$6,064,925**	**$4,182,565**	**$4,328,671**	**$6,303,839**	**$20,880,000**
Intersection LOS Improvements		17%	12%	12%	59%															
Contingency	20%																			
Subtotal																				
Soft Cost	20%																			
Subtotal Intersection LOS																				
Total Shared Costs						**$836,607**	**$642,732**	**$588,798**	**$1,171,863**	**$3,240,000**	-	-	-	-	-	**$6,064,925**	**$4,182,565**	**$4,328,671**	**$6,303,839**	**$20,880,000**
Segment and Area Costs [2]																				
Area Costs		-	-	-	-	$61,580	-	$52,380	-	**$113,960**	$1,444,550	$347,705	$1,152,450	$1,707,786	**$4,652,491**	$338,688	-	-	$26,544	**$365,232**
Segment 1		-	100%	-	-	-	$393,935	-	-	**$393,935**	-	$53,096	-	-	**$53,096**	-	$48,170	-	-	**$48,170**
Segment 2		50%	-	50%	-	$102,970	-	$102,970	-	**$205,939**	$55,428	-	$55,428	-	**$110,856**	$62,464	-	$62,464	-	**$124,928**
Segment 3		100%	-	-	-	$539,275	-	-	-	**$539,275**	$342,770	-	-	-	**$342,770**	$557,214	-	-	-	**$557,214**
Segment 4		100%	-	-	-	$4,500	-	-	-	**$4,500**	-	-	-	-	**-**	-	-	-	-	**-**
Segment 5		100%	-	-	-	$192,112	-	-	-	**$192,112**	$440,440	-	-	-	**$440,440**	$270,144	-	-	-	**$270,144**
Segment 6		-	100%	-	-	-	$25,880	-	-	**$25,880**	-	-	-	-	**-**	-	$38,630	-	-	**$38,630**
Segment 7		-	50%	-	50%	-	$68,295	-	$68,295	**$136,590**	-	$128,465	-	$128,465	**$256,930**	-	$122,400	-	$122,400	**$244,800**
Segment 8		-	-	50%	50%	-	-	$70,459	$70,459	**$140,918**	-	-	$322,925	$322,925	**$645,849**	-	-	$119,238	$119,238	**$238,476**
Segment 9		-	50%	50%	-	-	$73,800	$73,800	-	**$147,600**	-	$296,602	$296,602	-	**$593,204**	-	$191,491	$191,491	-	**$382,982**
Segment 10		-	-	100%	-	-	-	$305,672	-	**$305,672**	-	-	$350,535	-	**$350,535**	-	-	$277,956	-	**$277,956**
Segment 11		-	-	-	100%	-	-	-	$203,188	**$203,188**	-	-	-	$718,076	**$718,076**	-	-	-	$383,148	**$383,148**
Segment 12		-	-	-	100%	-	-	-	-	**-**	-	-	-	-	**-**	-	-	-	$150,754	**$150,754**
Segment 13		-	-	-	100%	-	-	-	$88,540	**$88,540**	-	-	-	$355,944	**$355,944**	-	-	-	$275,528	**$275,528**
Segment 14		-	-	-	100%	-	-	-	$66,440	**$66,440**	-	-	-	$161,380	**$161,380**	-	-	-	$348,444	**$348,444**
Subtotal						**$900,437**	**$561,910**	**$605,281**	**$496,922**	**$2,564,549**	**$2,283,188**	**$825,868**	**$2,177,940**	**$3,394,576**	**$8,681,571**	**$1,228,510**	**$400,691**	**$651,149**	**$1,426,056**	**$3,706,406**
Contingency	20%					$180,087	$112,382	$121,056	$99,384	$512,910	$456,638	$165,174	$435,588	$678,915	$1,736,314	$245,702	$80,138	$130,230	$285,211	$741,281
Subtotal with Contingency						**$1,080,524**	**$674,292**	**$726,337**	**$596,306**	**$3,077,459**	**$2,739,826**	**$991,042**	**$2,613,527**	**$4,073,491**	**$10,417,885**	**$1,474,212**	**$480,829**	**$781,379**	**$1,711,267**	**$4,447,687**
Soft Cost	20%					$216,105	$134,858	$145,267	$119,261	$615,492	$547,965	$198,208	$522,705	$814,698	$2,083,577	$294,842	$96,166	$156,276	$342,253	$889,537
Total Segment and Area Costs						**$1,296,629**	**$809,150**	**$871,604**	**$715,568**	**$3,692,951**	**$3,287,791**	**$1,189,250**	**$3,136,233**	**$4,888,189**	**$12,501,462**	**$1,769,054**	**$576,995**	**$937,655**	**$2,053,521**	**$5,337,225**
Total Costs (Rounded)						**$2,133,235**	**$1,451,883**	**$1,460,402**	**$1,887,431**	**$6,932,951**	**$3,287,791**	**$1,189,250**	**$3,136,233**	**$4,888,189**	**$12,501,463**	**$7,833,980**	**$4,759,560**	**$5,266,325**	**$8,357,359**	**$26,217,224**

Source: NorthStar Engineering; EPS.

[1] See Table D-6 for shared cost percentages by area. Total costs prepared by NorthStar Engineering. For each improvement type, costs by area calculated as percentage by area * total cost.
[2] Segment and area cost percentages by area and total costs prepared by NorthStar Engineering.

Table B-1
Public Facilities Financing Plan
Copper Trails Specific Plan
Summary of Engineer's Estimates of Backbone Infrastructure and Parks Costs (2025$)

Item	Pct.	Percentage by Area				Non-Potable Water Costs by Area					Transportation Costs by Area					Parks Costs by Area				
		Area 1	Area 2	Area 3	Area 4	Area 1	Area 2	Area 3	Area 4	Total	Area 1	Area 2	Area 3	Area 4	Total	Area 1	Area 2	Area 3	Area 4	Total
Shared Costs [1]																				
Sewer Pump Station		26%	20%	18%	36%															
Contingency	20%																			
Subtotal																				
Soft Cost	20%																			
Subtotal Sewer Pump Station																				
Water Well and Water Tank		29%	20%	21%	30%															
Contingency	20%																			
Subtotal																				
Soft Cost	20%																			
Subtotal Water Well and Tank																				
Intersection LOS Improvements											$811,042	$589,737	$559,742	$2,833,954	**$4,794,475**					
Contingency											$162,208	$117,947	$111,948	$566,791	$958,895					
Subtotal											**$973,250**	**$707,684**	**$671,691**	**$3,400,745**	**$5,753,370**					
Soft Cost											$194,650	$141,537	$134,338	$680,149	$1,150,674					
Subtotal Intersection LOS											**$1,167,900**	**$849,221**	**$806,029**	**$4,080,894**	**$6,904,044**					
Total Shared Costs						-	-	-	-	-	**$1,167,900**	**$849,221**	**$806,029**	**$4,080,894**	**$6,904,044**	-	-	-	-	-
Segment and Area Costs [2]																				
Area Costs		-	-	-	-	$350,000	$350,000	-	$350,000	**$1,050,000**	$863,213	$232,167	$782,712	$1,769,859	**$3,647,951**	$4,863,912	$2,753,917	$4,847,083	$8,054,999	**$20,519,911**
Segment 1		-	100%	-	-	-	$41,740	-	-	**$41,740**	-	$1,807,655	-	-	**$1,807,655**	-	-	-	-	**-**
Segment 2		50%	-	50%	-	$49,540	-	$49,540	-	**$99,080**	$1,778,299	-	$1,778,299	-	**$3,556,597**	$36,343	-	$36,343	-	**$72,686**
Segment 3		100%	-	-	-	$81,230	-	-	-	**$81,230**	$4,606,661	-	-	-	**$4,606,661**	$3,384,851	-	-	-	**$3,384,851**
Segment 4		100%	-	-	-	-	-	-	-	**-**	$1,292,107	-	-	-	**$1,292,107**	$53,812	-	-	-	**$53,812**
Segment 5		100%	-	-	-	$192,960	-	-	-	**$192,960**	$4,038,384	-	-	-	**$4,038,384**	$152,660	-	-	-	**$152,660**
Segment 6		-	100%	-	-	-	-	-	-	**-**	-	$5,512,388	-	-	**$5,512,388**	-	$251,256	-	-	**$251,256**
Segment 7		-	50%	-	50%	-	-	-	-	**-**	-	$1,431,531	-	$1,431,531	**$2,863,062**	-	$25,141	-	$25,141	**$50,283**
Segment 8		-	-	50%	50%	-	-	$21,820	$21,820	**$43,640**	-	-	$1,548,801	$1,548,801	**$3,097,602**	-	-	$34,107	$34,107	**$68,214**
Segment 9		-	50%	50%	-	-	$31,210	$31,210	-	**$62,420**	-	$3,274,509	$3,274,509	-	**$6,549,019**	-	$76,123	$76,123	-	**$152,247**
Segment 10		-	-	100%	-	-	-	$134,110	-	**$134,110**	-	-	$3,749,627	-	**$3,749,627**	-	-	$112,376	-	**$112,376**
Segment 11		-	-	-	100%	-	-	-	-	**-**	-	-	-	$5,214,604	**$5,214,604**	-	-	-	$160,975	**$160,975**
Segment 12		-	-	-	100%	-	-	-	-	**-**	-	-	-	$1,988,877	**$1,988,877**	-	-	-	$96,516	**$96,516**
Segment 13		-	-	-	100%	-	-	-	-	**-**	-	-	-	$2,468,267	**$2,468,267**	-	-	-	$120,531	**$120,531**
Segment 14		-	-	-	100%	-	-	-	-	**-**	-	-	-	$1,907,512	**$1,907,512**	-	-	-	$97,680	**$97,680**
Subtotal						**$673,730**	**$422,950**	**$236,680**	**$371,820**	**$1,705,180**	**$12,578,664**	**$12,258,250**	**$11,133,947**	**$16,329,452**	**$52,300,313**	**$8,491,578**	**$3,106,438**	**$5,106,033**	**$8,589,949**	**$25,293,998**
Contingency	20%					$134,746	$84,590	$47,336	$74,364	$341,036	$2,515,733	$2,451,650	$2,226,789	$3,265,890	$10,460,063	$1,698,316	$621,288	$1,021,207	$1,717,990	$5,058,800
Subtotal with Contingency						**$808,476**	**$507,540**	**$284,016**	**$446,184**	**$2,046,216**	**$15,094,397**	**$14,709,900**	**$13,360,737**	**$19,595,342**	**$62,760,376**	**$10,189,894**	**$3,727,726**	**$6,127,239**	**$10,307,939**	**$30,352,798**
Soft Cost	20%					$161,695	$101,508	$56,803	$89,237	$409,243	$3,018,879	$2,941,980	$2,672,147	$3,919,068	$12,552,075	$2,037,979	$745,545	$1,225,448	$2,061,588	$6,070,560
Total Segment and Area Costs						**$970,171**	**$609,048**	**$340,819**	**$535,421**	**$2,455,459**	**$18,113,277**	**$17,651,880**	**$16,032,884**	**$23,514,410**	**$75,312,451**	**$12,227,873**	**$4,473,271**	**$7,352,687**	**$12,369,527**	**$36,423,357**
Total Costs (Rounded)						**$970,171**	**$609,048**	**$340,819**	**$535,421**	**$2,455,459**	**$19,281,177**	**$18,501,101**	**$16,838,913**	**$27,595,304**	**$82,216,495**	**$12,227,873**	**$4,473,271**	**$7,352,687**	**$12,369,527**	**$36,423,358**

Source: NorthStar Engineering; EPS.

[1] See Table D-6 for shared cost percentages by area. Total costs prepared by NorthStar Engineering. For each improvement type, costs by area calculated as percentage by area * total cost.
[2] Segment and area cost percentages by area and total costs prepared by NorthStar Engineering.

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Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Summary - Total Cost

I.	PROJECT CONSTRUCTION COST SUMMARY - TOTAL COST	
A.	Central Avenue from E. Service Road to Central Backbone Street	**$2,344,596.20**
B.	Central Avenue from Central Backbone Street to TID Lateral	**$4,170,086.45**
C.	Blaker Street from E. Service Road to TID Lateral	**$9,512,001.63**
D.	E. Service Road from Blaker Road to Existing High School Frontage	**$1,350,418.69**
E.	Western Backbone Street from Blaker Road to Central Avenue	**$5,286,700.55**
F.	E. Service Road from Central Avenue to Moffett Road	**$5,828,153.95**
G.	Moffett Road from E. Service Road to Central Backbone Street	**$3,551,664.56**
H.	Moffett Road from Central Backbone Street to E. Redwood Road	**$4,234,699.12**
I.	Central Backbone Street from Central Avenue to Moffett Road	**$7,887,471.73**
J.	E. Redwood Road from Central Avenue to Moffett Road	**$4,930,275.43**
K.	E. Redwood Road from Moffett Road to Mitchell Road	**$6,679,990.91**
L.	Mitchell Road from TID Lateral to Prairie Flower Road	**$2,236,147.32**
M.	Commercial Backbone Street #1 from Moffett Road to Prairie Flower Road	**$3,308,810.21**
N.	Commercial Backbone Street #2 from Prairie Flower Road to E. Redwood Road	**$2,581,455.73**
O.	West Infrastructure Improvements	**$7,921,943.01**
P.	North Infrastructure Improvements	**$3,683,789.08**
Q.	South Infrastructure Improvements	**$6,834,624.81**
R.	East Infrastructure Improvements	**$11,909,188.19**
S.	Shared Infrastructure Improvements	**$16,750,000.00**
R.	Intersection Improvements Level of Service Improvements	**$4,794,475.00**

CONSTRUCTION SUB-TOTAL ===>	**$115,796,492.58**
20% CONTINGENCY ===>	**$23,159,298.52**
CONSTRUCTION TOTAL ===>	**$138,955,791.09**
20% SOFT COST ===>	**$27,791,158.22**
CONSTRUCTION GRAND TOTAL ===>	**$166,746,949.31**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Segment and Area - Cost Matrix
Total Site Improvements

#	DESCRIPTION	AREA 1		AREA 2		AREA 3		AREA 4	
1.	Central Avenue from E. Service Road to Central Backbone Street		-	100%	$2,344,596.20		-		-
2.	Central Avenue from Central Backbone Street to TID Lateral	50%	$2,085,043.23		-	50%	$2,085,043.23		-
3.	Blaker Street from E. Service Road to TID Lateral	100%	$9,512,001.63		-		-		-
4.	E. Service Road from Blaker Road to Existing High School Frontage	100%	$1,350,418.69		-		-		-
5.	Western Backbone Street from Blaker Road to Central Avenue	100%	$5,286,700.55		-		-		-
6.	E. Service Road from Central Avenue to Moffett Road		-	100%	$5,828,153.95		-		-
7.	Moffett Road from E. Service Road to Central Backbone Street		-	50%	$1,775,832.28		-	50%	$1,775,832.28
8.	Moffett Road from Central Backbone Street to E. Redwood Road		-		-	50%	$2,117,349.56	50%	$2,117,349.56
9.	Central Backbone Street from Central Avenue to Moffett Road		-	50%	$3,943,735.86	50%	$3,943,735.86		-
10.	E. Redwood Road from Central Avenue to Moffett Road		-		-	100%	$4,930,275.43		-
11.	E. Redwood Road from Moffett Road to Mitchell Road		-		-		-	100%	$6,679,990.91
12.	Mitchell Road from TID Lateral to Prairie Flower Road		-		-		-	100%	$2,236,147.32
13.	Commercial Backbone Street #1 from Moffett Road to Prairie Flower Road		-		-		-	100%	$3,308,810.21
14.	Commercial Backbone Street #2 from Prairie Flower Road to E. Redwood Road		-		-		-	100%	$2,581,455.73
A1	West Infrastructure Improvements	100%	$7,921,943.01		-		-		-
A2	North Infrastructure Improvements		-	100%	$3,683,789.08		-		-
A3	South Infrastructure Improvements		-		-	100%	$6,834,624.81		-
A4	East Infrastructure Improvements		-		-		-	100%	$11,909,188.19
-	Shared Infrastructure Improvements	25%	$4,187,500.00	25%	$4,187,500.00	25%	$4,187,500.00	25%	$4,187,500.00
-	Intersection Improvements Level of Service Improvements	25%	$1,198,618.75	25%	$1,198,618.75	25%	$1,198,618.75	25%	$1,198,618.75
	TOTAL COST ===>		**$31,542,225.86**		**$22,962,226.12**		**$25,297,147.64**		**$35,994,892.95**
	20% CONTINGENCY ===>		**$6,308,445.17**		**$4,592,445.22**		**$5,059,429.53**		**$7,198,978.59**
	CONSTRUCTION TOTAL ===>		**$37,850,671.04**		**$27,554,671.35**		**$30,356,577.16**		**$43,193,871.55**
	20% SOFT COST ===>		**$7,570,134.21**		**$5,510,934.27**		**$6,071,315.43**		**$8,638,774.31**
	CONSTRUCTION GRAND TOTAL ===>		**$45,420,805.24**		**$33,065,605.62**		**$36,427,892.59**		**$51,832,645.85**

PRELIMINARY MASTER INFRASTRUCTURE AND COST ANALYSIS
EX1.1 ROADWAY SEGMENTS
COPPER TRAILS
CERES, CALIFORNIA

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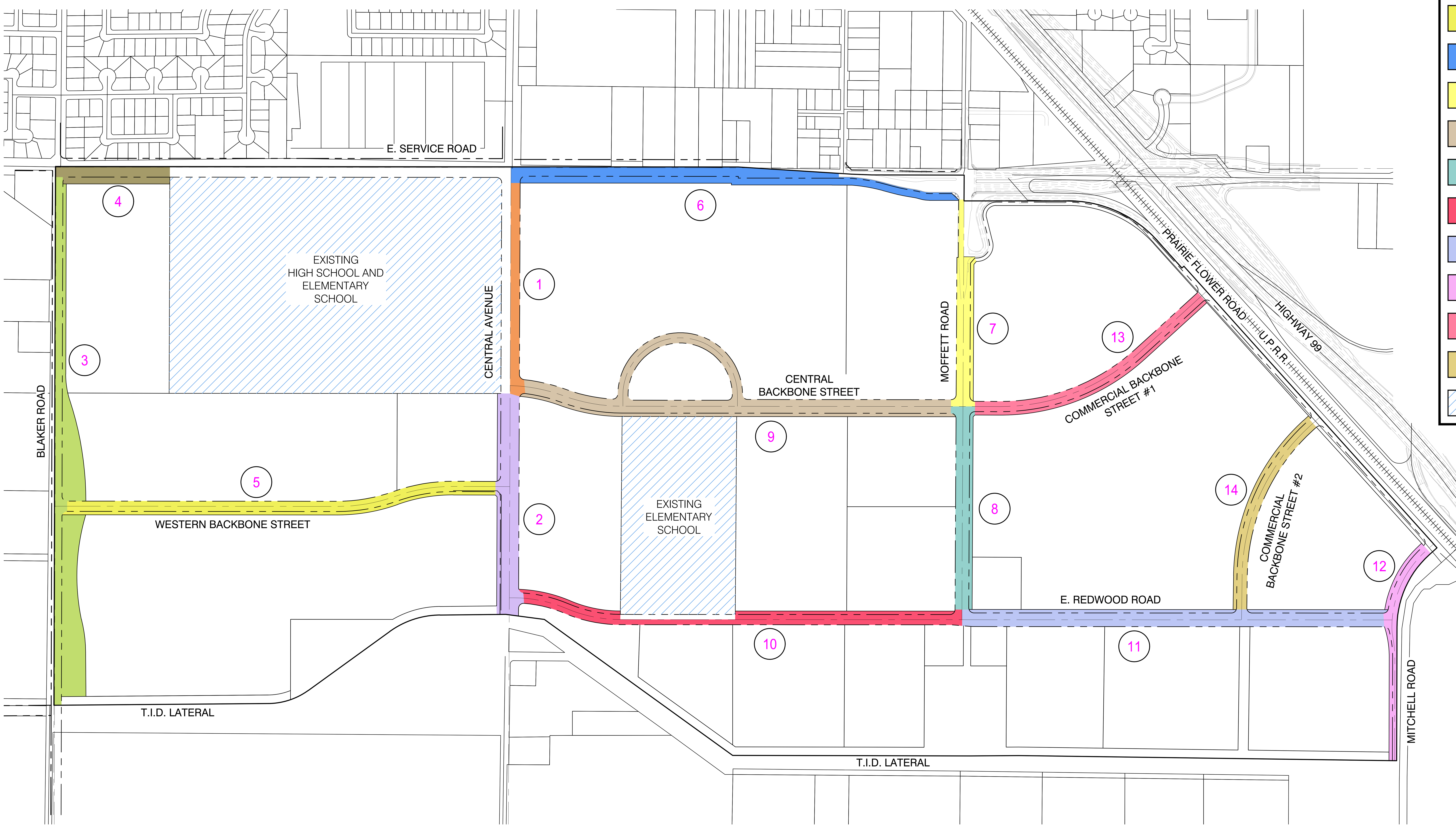
PHASING LEGEND

- SEGMENT 1 - CENTRAL AVE FROM E. SERVICE RD TO CENTRAL BACKBONE ST
- SEGMENT 2 - CENTRAL AVE FROM CENTRAL BACKBONE ST TO TID LATERAL
- SEGMENT 3 - BLAKER ST FROM E. SERVICE RD TO TID LATERAL
- SEGMENT 4 - E. SERVICE RD FROM BLAKER RD TO EXISTING HIGH SCHOOL FRONTAGE
- SEGMENT 5 - WESTERN BACKBONE ST FROM BLAKER RD TO CENTRAL AVE
- SEGMENT 6 - E. SERVICE RD FROM CENTRAL AVE TO MOFFETT RD
- SEGMENT 7 - MOFFETT RD FROM E. SERVICE RD TO CENTRAL BACKBONE ST
- SEGMENT 8 - MOFFETT RD FROM CENTRAL BACKBONE ST TO E. REDWOOD RD
- SEGMENT 9 - CENTRAL BACKBONE ST FROM CENTRAL AVE TO MOFFETT RD
- SEGMENT 10 - E. REDWOOD RD FROM CENTRAL AVE TO MOFFETT RD
- SEGMENT 11 - E. REDWOOD RD FROM MOFFETT RD TO MITCHELL RD
- SEGMENT 12 - MITCHELL RD FROM TID LATERAL TO PRAIRIE FLOWER RD
- SEGMENT 13 - COMMERCIAL BACKBONE ST #1 FROM MOFFETT RD TO PRAIRIE FLOWER RD
- SEGMENT 14 - COMMERCIAL BACKBONE ST #2 FROM PRAIRIE FLOWER RD TO E. REDWOOD RD
- EXISTING PUBLIC USAGE (NOT A PART)



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PRELIMINARY MASTER INFRASTRUCTURE AND COST ANALYSIS
EX2.1 DEVELOPMENT AREAS
COPPER TRAILS
CERES, CALIFORNIA

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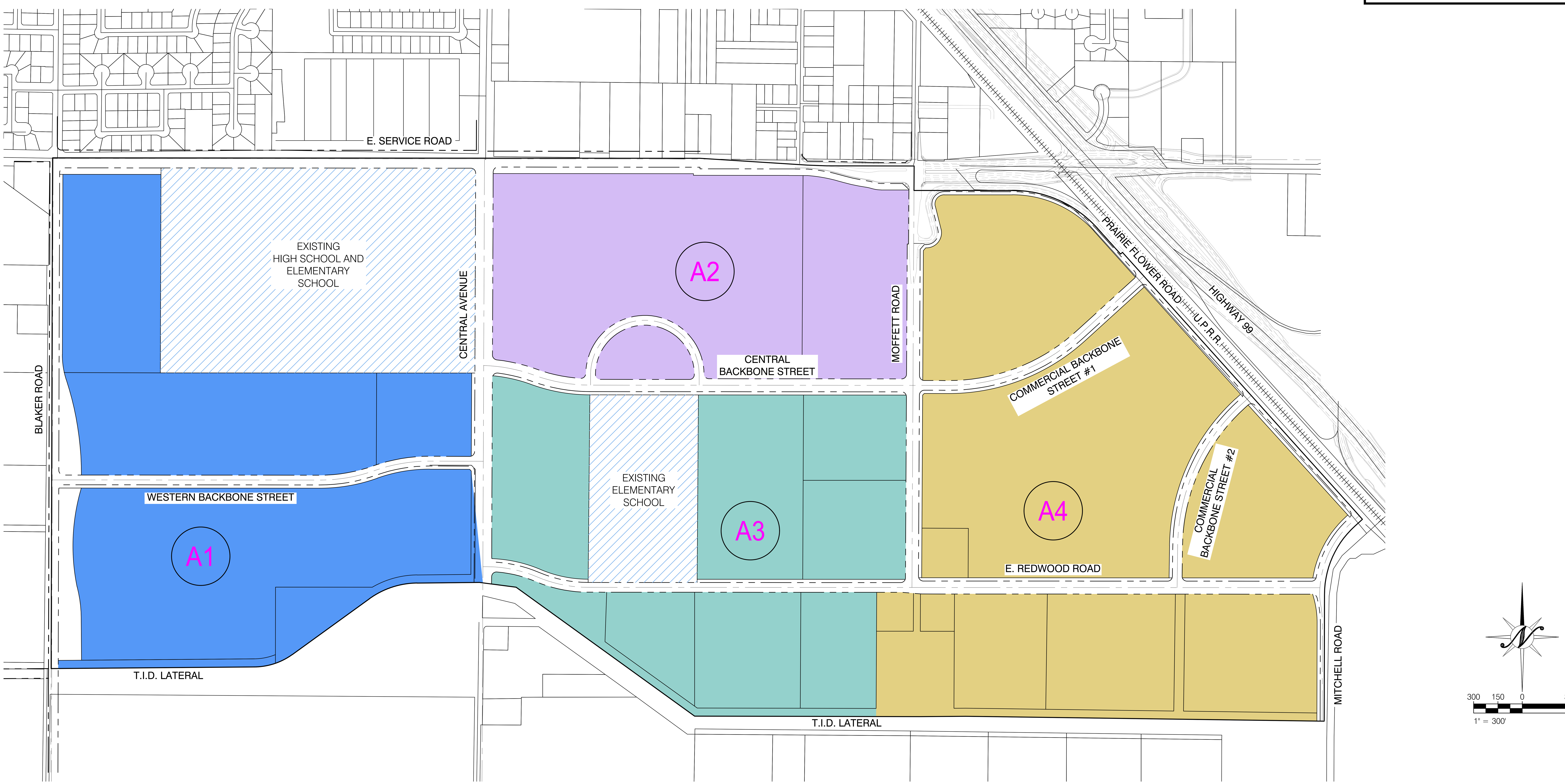
PHASING LEGEND

- AREA 1 - WEST INFRASTRUCTURE IMP.
- AREA 2 - NORTH INFRASTRUCTURE IMP.
- AREA 3 - SOUTH INFRASTRUCTURE IMP.
- AREA 4 - EAST INFRASTRUCTURE IMP.



PRELIMINARY MASTER INFRASTRUCTURE AND COST ANALYSIS
EX2.2 DEVELOPMENT AREAS
COPPER TRAILS
CERES, CALIFORNIA

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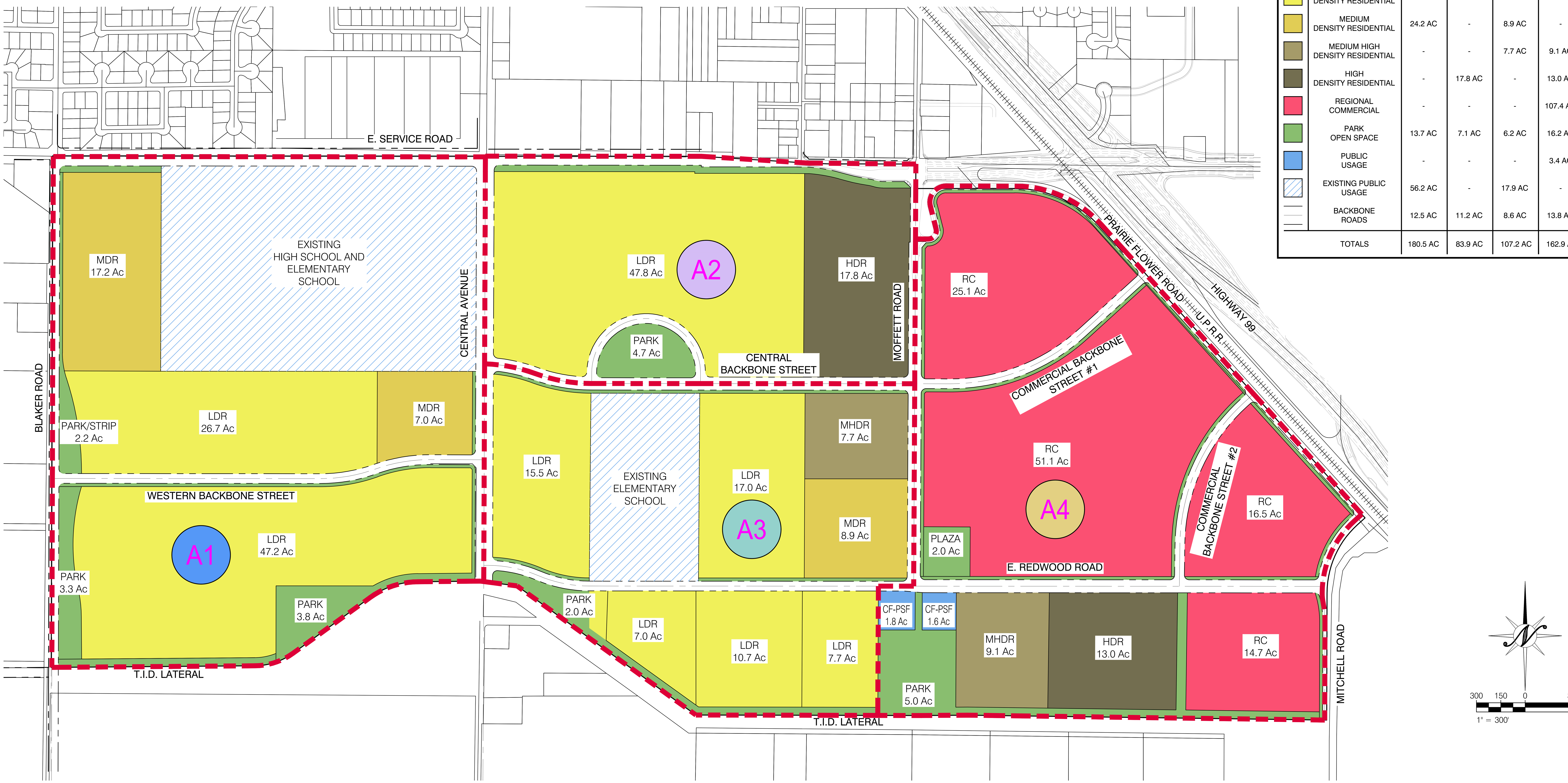

LAND USE TABLE

	LAND USE	AREA - 1	AREA - 2	AREA - 3	AREA - 4	TOTALS
	LOW DENSITY RESIDENTIAL	73.9 AC	47.8 AC	57.9 AC	-	179.6 AC
	MEDIUM DENSITY RESIDENTIAL	24.2 AC	-	8.9 AC	-	33.1 AC
	MEDIUM HIGH DENSITY RESIDENTIAL	-	-	7.7 AC	9.1 AC	16.8 AC
	HIGH DENSITY RESIDENTIAL	-	17.8 AC	-	13.0 AC	30.8 AC
	REGIONAL COMMERCIAL	-	-	-	107.4 AC	107.4 AC
	PARK OPEN SPACE	13.7 AC	7.1 AC	6.2 AC	16.2 AC	43.2 AC
	PUBLIC USAGE	-	-	-	3.4 AC	3.4 AC
	EXISTING PUBLIC USAGE	56.2 AC	-	17.9 AC	-	74.1 AC
	BACKBONE ROADS	12.5 AC	11.2 AC	8.6 AC	13.8 AC	46.1 AC
	TOTALS	180.5 AC	83.9 AC	107.2 AC	162.9 AC	534.5 AC

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost
Summary - Sanitary Sewer

I.	**PROJECT CONSTRUCTION COST SUMMARY - SANITARY SEWER**	
A.	Central Avenue from E. Service Road to Central Backbone Street	**$393,935.00**
B.	Central Avenue from Central Backbone Street to TID Lateral	**$205,939.00**
C.	Blaker Street from E. Service Road to TID Lateral	**$539,275.00**
D.	E. Service Road from Blaker Road to Existing High School Frontage	**$4,500.00**
E.	Western Backbone Street from Blaker Road to Central Avenue	**$192,112.00**
F.	E. Service Road from Central Avenue to Moffett Road	**$25,880.00**
G.	Moffett Road from E. Service Road to Central Backbone Street	**$136,590.00**
H.	Moffett Road from Central Backbone Street to E. Redwood Road	**$140,918.00**
I.	Central Backbone Street from Central Avenue to Moffett Road	**$147,600.00**
J.	E. Redwood Road from Central Avenue to Moffett Road	**$305,672.00**
K.	E. Redwood Road from Moffett Road to Mitchell Road	**$203,188.00**
L.	Mitchell Road from TID Lateral to Prairie Flower Road	**$0.00**
M.	Commercial Backbone Street #1 from Moffett Road to Prairie Flower Road	**$88,540.00**
N.	Commercial Backbone Street #2 from Prairie Flower Road to E. Redwood Road	**$66,440.00**
O.	West Infrastructure Improvements	**$61,580.00**
P.	North Infrastructure Improvements	**$0.00**
Q.	South Infrastructure Improvements	**$52,380.00**
R.	East Infrastructure Improvements	**$0.00**
S.	Shared Infrastructure Improvements	**$2,250,000.00**
T.	Intersection Improvements Level of Service Improvements	**$0.00**

CONSTRUCTION SUB-TOTAL ===>	**$4,814,549.00**
20% CONTINGENCY ===>	**$962,909.80**
CONSTRUCTION TOTAL ===>	**$5,777,458.80**
20% SOFT COST ===>	**$1,155,491.76**
CONSTRUCTION GRAND TOTAL ===>	**$6,932,950.56**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Summary - Storm Drainage

I.	**PROJECT CONSTRUCTION COST SUMMARY - STORM DRAINAGE**	
A.	Central Avenue from E. Service Road to Central Backbone Street	**$53,096.00**
B.	Central Avenue from Central Backbone Street to TID Lateral	**$110,856.00**
C.	Blaker Street from E. Service Road to TID Lateral	**$342,770.00**
D.	E. Service Road from Blaker Road to Existing High School Frontage	**$0.00**
E.	Western Backbone Street from Blaker Road to Central Avenue	**$440,440.00**
F.	E. Service Road from Central Avenue to Moffett Road	**$0.00**
G.	Moffett Road from E. Service Road to Central Backbone Street	**$256,930.00**
H.	Moffett Road from Central Backbone Street to E. Redwood Road	**$645,849.00**
I.	Central Backbone Street from Central Avenue to Moffett Road	**$593,204.00**
J.	E. Redwood Road from Central Avenue to Moffett Road	**$350,535.00**
K.	E. Redwood Road from Moffett Road to Mitchell Road	**$718,076.00**
L.	Mitchell Road from TID Lateral to Prairie Flower Road	**$0.00**
M.	Commercial Backbone Street #1 from Moffett Road to Prairie Flower Road	**$355,944.00**
N.	Commercial Backbone Street #2 from Prairie Flower Road to E. Redwood Road	**$161,380.00**
O.	West Infrastructure Improvements	**$1,444,550.00**
P.	North Infrastructure Improvements	**$347,705.00**
Q.	South Infrastructure Improvements	**$1,152,450.00**
R.	East Infrastructure Improvements	**$1,707,786.00**
S.	Shared Infrastructure Improvements	**$0.00**
T.	Intersection Improvements Level of Service Improvements	**$0.00**

CONSTRUCTION SUB-TOTAL ===>	**$8,681,571.00**
20% CONTINGENCY ===>	**$1,736,314.20**
CONSTRUCTION TOTAL ===>	**$10,417,885.20**
20% SOFT COST ===>	**$2,083,577.04**
CONSTRUCTION GRAND TOTAL ===>	**$12,501,462.24**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Summary - Water System

I.	**PROJECT CONSTRUCTION COST SUMMARY - WATER SYSTEM**	
A.	Central Avenue from E. Service Road to Central Backbone Street	**$48,170.00**
B.	Central Avenue from Central Backbone Street to TID Lateral	**$124,928.00**
C.	Blaker Street from E. Service Road to TID Lateral	**$557,214.00**
D.	E. Service Road from Blaker Road to Existing High School Frontage	**$0.00**
E.	Western Backbone Street from Blaker Road to Central Avenue	**$270,144.00**
F.	E. Service Road from Central Avenue to Moffett Road	**$38,630.00**
G.	Moffett Road from E. Service Road to Central Backbone Street	**$244,800.00**
H.	Moffett Road from Central Backbone Street to E. Redwood Road	**$238,476.00**
I.	Central Backbone Street from Central Avenue to Moffett Road	**$382,982.00**
J.	E. Redwood Road from Central Avenue to Moffett Road	**$277,956.00**
K.	E. Redwood Road from Moffett Road to Mitchell Road	**$383,148.00**
L.	Mitchell Road from TID Lateral to Prairie Flower Road	**$150,754.00**
M.	Commercial Backbone Street #1 from Moffett Road to Prairie Flower Road	**$275,528.00**
N.	Commercial Backbone Street #2 from Prairie Flower Road to E. Redwood Road	**$348,444.00**
O.	West Infrastructure Improvements	**$338,688.00**
P.	North Infrastructure Improvements	**$0.00**
Q.	South Infrastructure Improvements	**$0.00**
R.	East Infrastructure Improvements	**$26,544.00**
S.	Shared Infrastructure Improvements	**$14,500,000.00**
T.	Intersection Improvements Level of Service Improvements	**$0.00**

CONSTRUCTION SUB-TOTAL ===>	**$18,206,406.00**
20% CONTINGENCY ===>	**$3,641,281.20**
CONSTRUCTION TOTAL ===>	**$21,847,687.20**
20% SOFT COST ===>	**$4,369,537.44**
CONSTRUCTION GRAND TOTAL ===>	**$26,217,224.64**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost
Summary - Non-Potable Water

I.	**PROJECT CONSTRUCTION COST SUMMARY - NON-POTABLE WATER**	
A.	Central Avenue from E. Service Road to Central Backbone Street	**$41,740.00**
B.	Central Avenue from Central Backbone Street to TID Lateral	**$99,080.00**
C.	Blaker Street from E. Service Road to TID Lateral	**$81,230.00**
D.	E. Service Road from Blaker Road to Existing High School Frontage	**$0.00**
E.	Western Backbone Street from Blaker Road to Central Avenue	**$192,960.00**
F.	E. Service Road from Central Avenue to Moffett Road	**$0.00**
G.	Moffett Road from E. Service Road to Central Backbone Street	**$0.00**
H.	Moffett Road from Central Backbone Street to E. Redwood Road	**$43,640.00**
I.	Central Backbone Street from Central Avenue to Moffett Road	**$62,420.00**
J.	E. Redwood Road from Central Avenue to Moffett Road	**$134,110.00**
K.	E. Redwood Road from Moffett Road to Mitchell Road	**$0.00**
L.	Mitchell Road from TID Lateral to Prairie Flower Road	**$0.00**
M.	Commercial Backbone Street #1 from Moffett Road to Prairie Flower Road	**$0.00**
N.	Commercial Backbone Street #2 from Prairie Flower Road to E. Redwood Road	**$0.00**
O.	West Infrastructure Improvements	**$350,000.00**
P.	North Infrastructure Improvements	**$350,000.00**
Q.	South Infrastructure Improvements	**$0.00**
R.	East Infrastructure Improvements	**$350,000.00**
S.	Shared Infrastructure Improvements	**$0.00**
T.	Intersection Improvements Level of Service Improvements	**$0.00**

CONSTRUCTION SUB-TOTAL ===>	**$1,705,180.00**
20% CONTINGENCY ===>	**$341,036.00**
CONSTRUCTION TOTAL ===>	**$2,046,216.00**
20% SOFT COST ===>	**$409,243.20**
CONSTRUCTION GRAND TOTAL ===>	**$2,455,459.20**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Summary - Transportation

I.	**PROJECT CONSTRUCTION COST SUMMARY - TRANSPORTATION**	
A.	Central Avenue from E. Service Road to Central Backbone Street	**$1,807,655.20**
B.	Central Avenue from Central Backbone Street to TID Lateral	**$3,556,597.01**
C.	Blaker Street from E. Service Road to TID Lateral	**$4,606,661.39**
D.	E. Service Road from Blaker Road to Existing High School Frontage	**$1,292,106.85**
E.	Western Backbone Street from Blaker Road to Central Avenue	**$4,038,384.27**
F.	E. Service Road from Central Avenue to Moffett Road	**$5,512,387.95**
G.	Moffett Road from E. Service Road to Central Backbone Street	**$2,863,061.72**
H.	Moffett Road from Central Backbone Street to E. Redwood Road	**$3,097,601.76**
I.	Central Backbone Street from Central Avenue to Moffett Road	**$6,549,018.93**
J.	E. Redwood Road from Central Avenue to Moffett Road	**$3,749,626.67**
K.	E. Redwood Road from Moffett Road to Mitchell Road	**$5,214,603.63**
L.	Mitchell Road from TID Lateral to Prairie Flower Road	**$1,988,877.16**
M.	Commercial Backbone Street #1 from Moffett Road to Prairie Flower Road	**$2,468,267.41**
N.	Commercial Backbone Street #2 from Prairie Flower Road to E. Redwood Road	**$1,907,512.21**
O.	West Infrastructure Improvements	**$863,213.45**
P.	North Infrastructure Improvements	**$232,166.64**
Q.	South Infrastructure Improvements	**$782,711.83**
R.	East Infrastructure Improvements	**$1,769,859.41**
S.	Shared Infrastructure Improvements	**$0.00**
T.	Intersection Improvements Level of Service Improvements	**$4,794,475.00**

CONSTRUCTION SUB-TOTAL ===>	**$57,094,788.50**
20% CONTINGENCY ===>	**$11,418,957.70**
CONSTRUCTION TOTAL ===>	**$68,513,746.19**
20% SOFT COST ===>	**$13,702,749.24**
CONSTRUCTION GRAND TOTAL ===>	**$82,216,495.43**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Summary - Parks

I.	**PROJECT CONSTRUCTION COST SUMMARY - PARKS**	
A.	Central Avenue from E. Service Road to Central Backbone Street	**$0.00**
B.	Central Avenue from Central Backbone Street to TID Lateral	**$72,686.44**
C.	Blaker Street from E. Service Road to TID Lateral	**$3,384,851.24**
D.	E. Service Road from Blaker Road to Existing High School Frontage	**$53,811.84**
E.	Western Backbone Street from Blaker Road to Central Avenue	**$152,660.28**
F.	E. Service Road from Central Avenue to Moffett Road	**$251,256.00**
G.	Moffett Road from E. Service Road to Central Backbone Street	**$50,282.84**
H.	Moffett Road from Central Backbone Street to E. Redwood Road	**$68,214.36**
I.	Central Backbone Street from Central Avenue to Moffett Road	**$152,246.80**
J.	E. Redwood Road from Central Avenue to Moffett Road	**$112,375.76**
K.	E. Redwood Road from Moffett Road to Mitchell Road	**$160,975.28**
L.	Mitchell Road from TID Lateral to Prairie Flower Road	**$96,516.16**
M.	Commercial Backbone Street #1 from Moffett Road to Prairie Flower Road	**$120,530.80**
N.	Commercial Backbone Street #2 from Prairie Flower Road to E. Redwood Road	**$97,679.52**
O.	West Infrastructure Improvements	**$4,863,911.56**
P.	North Infrastructure Improvements	**$2,753,917.44**
Q.	South Infrastructure Improvements	**$4,847,082.98**
R.	East Infrastructure Improvements	**$8,054,998.78**
S.	Shared Infrastructure Improvements	**$0.00**
T.	Intersection Improvements Level of Service Improvements	**$0.00**

CONSTRUCTION SUB-TOTAL ===>	**$25,293,998.08**
20% CONTINGENCY ===>	**$5,058,799.62**
CONSTRUCTION TOTAL ===>	**$30,352,797.70**
20% SOFT COST ===>	**$6,070,559.54**
CONSTRUCTION GRAND TOTAL ===>	**$36,423,357.24**

Copper Trails
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Intersection Improvements Level of Service Improvements
Shared Infrastructure Improvements

ITEM	LOCATION	DESCRIPTION	QUANTITY	UNIT COST		CTSP%	COST
I.	**INTERSECTION IMPROVEMENTS**						
1.	El Camino Ave and SR 99 SB Off-Ramp	Install Minor Traffic Signal	1	$500,000.00	EA	7.5%	$37,500.00
1.	El Camino Ave and SR 99 SB Off-Ramp	Queu Modification	4	$25,000.00	EA	7.5%	$7,500.00
3.	El Camino Avenue and SR 99 NB Ramps/4th street	Install Minor Traffic Signal	1	$500,000.00	EA	24.5%	$122,500.00
3.	El Camino Avenue and SR 99 NB Ramps/4th street	Queu Modification	2	$25,000.00	EA	24.5%	$12,250.00
5.	Central Avenue and Don Pedro Road	Queu Modification	1	$25,000.00	EA	60.4%	$15,100.00
7.	Crows Landing Road and Service Road	Queu Modification	1	$25,000.00	EA	12.5%	$3,125.00
8.	Morgan Road and Service Road	Modify Traffic Signal	1	$300,000.00	EA	17.2%	$51,600.00
8.	Morgan Road and Service Road	Queu Modification	3	$25,000.00	EA	17.2%	$12,900.00
10.	Central Avenue and Service Road	Modify Traffic Signal	1	$300,000.00	EA	100.0%	$300,000.00
10.	Central Avenue and Service Road	Queu Modification	3	$25,000.00	EA	100.0%	$75,000.00
11.	Moffett Road and Service Road	Modify Traffic Signal	1	$300,000.00	EA	100.0%	$300,000.00
11.	Moffett Road and Service Road	Queu Modification	2	$25,000.00	EA	100.0%	$50,000.00
11.	Moffett Road and Service Road	Pedestrian Improvements	4	$25,000.00	EA	100.0%	$100,000.00
13.	SR 99 SB Ramps and Service Road	Install Major Traffic Signal	1	$700,000.00	EA	46.9%	$328,300.00
13.	SR 99 SB Ramps and Service Road	Queu Modification	1	$25,000.00	EA	46.9%	$11,725.00
14.	SR 99 NB Ramps and Service Road	Install Major Traffic Signal	1	$700,000.00	EA	39.6%	$277,200.00
14.	SR 99 NB Ramps and Service Road	Queu Modification	1	$25,000.00	EA	39.6%	$9,900.00
16.	Mitchell Road and Service Road	Modify Traffic Signal	1	$300,000.00	EA	20.0%	$60,000.00
16.	Mitchell Road and Service Road	Queu Modification	8	$25,000.00	EA	20.0%	$40,000.00
17.	Mitchell Road and Rohde Road	Modify Traffic Signal	1	$300,000.00	EA	0.5%	$1,500.00
17.	Mitchell Road and Rohde Road	Queu Modification	3	$25,000.00	EA	0.5%	$375.00
20.	Moffett Road and Lucas Road	Install Major Traffic Signal	1	$700,000.00	EA	100.0%	$700,000.00
21.	Central Avenue and School Driveway	Modify Traffic Signal	1	$300,000.00	EA	100.0%	$300,000.00
21.	Central Avenue and School Driveway	Queu Modification	1	$25,000.00	EA	100.0%	$25,000.00
22.	Moffett Road and Project Road	Install Major Traffic Signal	1	$700,000.00	EA	100.0%	$700,000.00
27.	Central Avenue and E Redwood Road	Install Minor Traffic Signal	1	$500,000.00	EA	100.0%	$500,000.00
28.	Moffett Road and E Redwood Road	Install Minor Traffic Signal	1	$500,000.00	EA	100.0%	$500,000.00
31.	Central Avenue and E Keyes Road	Install Minor Traffic Signal	1	$500,000.00	EA	11.5%	$57,500.00
32.	Prairie Flower Road and E Keyes Road	Install Minor Traffic Signal	1	$500,000.00	EA	39.1%	$195,500.00

SUB-TOTAL OF INTERSECTION IMPROVEMENTS ===> $4,794,475.00

CONSTRUCTION SUB-TOTAL ===> $4,794,475.00
20% CONTINGENCY ===> $958,895.00
CONSTRUCTION TOTAL ===> $5,753,370.00

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Segment - 1
Central Avenue from E. Service Road to Central Backbone Street

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
SS.	**SANITARY SEWER**				
SS-1	24" PVC - Sanitary Sewer	1,276	$204.00	LF	$260,304.00
SS-2	18" PVC - Sanitary Sewer	359	$153.00	LF	$54,927.00
SS-3	15" PVC - Sanitary Sewer		$120.00	LF	$0.00
SS-4	12" PVC - Sanitary Sewer		$96.00	LF	$0.00
SS-5	10" PVC - Sanitary Sewer	102	$75.00	LF	$7,650.00
SS-6	8" PVC - Sanitary Sewer	159	$60.00	LF	$9,540.00
SS-7	12" PVC - Sanitary Sewer Force Main	101	$114.00	LF	$11,514.00
SS-8	48" - Sanitary Sewer Manhole	7	$6,500.00	EA	$45,500.00
SS-9	Connect to Existing Sewer Manhole	1	$4,500.00	EA	$4,500.00
SS-10	Sanitary Sewer Pump Station - Complete		$2,250,000.00	LS	$0.00
			SUB-TOTAL OF SANITARY SEWER IMPROVEMENTS ===>		**$393,935.00**
SD.	**STORM DRAINAGE**				
SD-1	72" RCP - Storm Drainage		$504.00	LF	$0.00
SD-2	60" RCP - Storm Drainage		$420.00	LF	$0.00
SD-3	54" RCP - Storm Drainage		$351.00	LF	$0.00
SD-4	48" RCP - Storm Drainage		$312.00	LF	$0.00
SD-5	42" RCP - Storm Drainage		$210.00	LF	$0.00
SD-6	36" RCP - Storm Drainage		$180.00	LF	$0.00
SD-7	30" RCP - Storm Drainage		$135.00	LF	$0.00
SD-8	24" RCP - Storm Drainage		$108.00	LF	$0.00
SD-9	18" RCP - Storm Drainage	668	$72.00	LF	$48,096.00
SD-10	12" RCP - Storm Drainage		$48.00	LF	$0.00
SD-11	84" - Storm Drainage Manhole		$9,000.00	EA	$0.00
SD-12	60" - Storm Drainage Manhole		$5,500.00	EA	$0.00
SD-13	48" - Storm Drainage Manhole	1	$5,000.00	EA	$5,000.00
SD-14	Storm Drainage Basin Outfall Structure		$12,500.00	EA	$0.00
SD-15	Storm Drainage Basin Inlet Structure		$7,500.00	EA	$0.00
SD-16	Storm Drain Lift Station and Outfall to TID Facility		$850,000.00	EA	$0.00
			SUB-TOTAL OF STORM DRAINAGE IMPROVEMENTS ===>		**$53,096.00**
WT.	**WATER SYSTEM**				
WT-1	16" PVC - Water		$168.00	LF	$0.00
WT-2	12" PVC - Water	295	$126.00	LF	$37,170.00
WT-3	8" PVC - Water		$84.00	LF	$0.00
WT-4	16" Butterfly Valve		$7,500.00	EA	$0.00
WT-5	12" Butterfly Valve	1	$4,500.00	EA	$4,500.00
WT-6	8" Gate Valve		$2,800.00	EA	$0.00
WT-7	Stub and Plug Proposed Water Line		$4,000.00	EA	$0.00
WT-8	Connect to Existing Water Line	1	$6,500.00	EA	$6,500.00
WT-9	Water Well - Complete		$4,000,000.00	LS	$0.00
WT-9	Water Tank - Complete		$10,500,000.00	LS	$0.00
			SUB-TOTAL OF WATER SYSTEM IMPROVEMENTS ===>		**$48,170.00**

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
NP.	**NON-POTABLE WATER SYSTEM**				
NP-1	12" PVC - Non-Potable Water		$90.00	LF	$0.00
NP-2	8" PVC - Non-Potable Water	649	$60.00	LF	$38,940.00
NP-3	12" Butterfly Valve Non-Potable		$4,500.00	EA	$0.00
NP-4	8" Gate Valve Non-Potable	1	$2,800.00	EA	$2,800.00
NP-5	Stub and Plug Proposed Non-Potable Water		$1,750.00	EA	$0.00
NP-6	Landscape Irrigation Well		$350,000.00	EA	$0.00
	SUB-TOTAL OF NON-POTABLE WATER IMPROVEMENTS ===>				**$41,740.00**
TR.	**TRANSPORTATION**				
TR-1	Orchard Removal		$500.00	AC	$0.00
TR-2	Sawcut Existing Pavement	1,245	$4.00	LF	$4,980.00
TR-3	Remove Existing Pavement	21,625	$1.50	SF	$32,437.50
TR-4	Remove Existing Concrete		$3.00	SF	$0.00
TR-5	Remove Irrigation Structure		$5,000.00	EA	$0.00
TR-6	Remove Irrigation Structure Large		$10,000.00	EA	$0.00
TR-7	Remove Irrigation	422	$22.50	LF	$9,495.00
TR-8	Remove Existing Building		$40,000.00	EA	$0.00
TR-9	Remove Existing Shed		$5,000.00	EA	$0.00
TR-10	Remove Existing Fence	167	$7.50	LF	$1,252.50
TR-11	Remove Existing Tree		$2,500.00	EA	$0.00
TR-12	Joint Trench Mainline Extension	84	$500.00	LF	$42,000.00
TR-13	Joint Trench Mainline Extension and Pole Removal	1,232	$625.00	LF	$770,000.00
TR-14	Irrigation Realignment	1,256	$185.00	LF	$232,360.00
TR-15	Irrigation Transition Structure	2	$95,000.00	EA	$190,000.00
TR-16	Rough Grading	2,583	$5.50	CY	$14,205.48
TR-17	Erosion Control Improvements	1.6	$2,750.00	AC	$4,400.00
TR-18	Street Fine Grading	44,111	$0.65	SF	$28,672.15
TR-19	6" Vertical Curb and Gutter	1,234	$22.50	LF	$27,765.00
TR-20	8" Median Curb		$25.00	LF	$0.00
TR-21	6" PCC Concrete Walk (Includes Ramps and Returns)	6,063	$6.50	SF	$39,409.50
TR-22	ADA Ramp (Labor and Truncated Domes Only)	2	$2,100.00	EA	$4,200.00
TR-23	Mid-Block ADA Ramp (Labor and Truncated Domes Only)		$1,200.00	EA	$0.00
TR-24	4.0" AC over 16.0" AB Pavement	32,119	$5.75	SF	$184,684.25
TR-25	Landscape w/ Irrigation (Streetscape)	5,929	$12.50	SF	$74,112.50
TR-26	Landscape w/ Irrigation (Median)		$12.50	SF	$0.00
TR-27	8.00' Masonry Wall		$232.50	LF	$0.00
TR-28	MID Canal Masonry Wall and Fence		$145.00	LF	$0.00
TR-29	Right of Way Acquisition / Dedication	36,920	$4.00	SF	$147,681.32
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$1,807,655.20**
PK.	**PARKS**				
PK-1	Landscape w/ Irrigation (Basin)		$6.50	SF	$0.00
PK-2	Landscape w/ Irrigation (Park Area)		$14.50	SF	$0.00
PK-3	Landscape / Park Dedication		$4.00	SF	$0.00
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$0.00**
	CONSTRUCTION SUB-TOTAL ===>				**$2,344,596.20**
	20% CONTINGENCY ===>				**$468,919.24**
	CONSTRUCTION TOTAL ===>				**$2,813,515.44**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Segment - 2
Central Avenue from Central Backbone Street to TID Lateral

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
SS.	**SANITARY SEWER**				
SS-1	24" PVC - Sanitary Sewer		$204.00	LF	$0.00
SS-2	18" PVC - Sanitary Sewer	1,183	$153.00	LF	$180,999.00
SS-3	15" PVC - Sanitary Sewer		$120.00	LF	$0.00
SS-4	12" PVC - Sanitary Sewer		$96.00	LF	$0.00
SS-5	10" PVC - Sanitary Sewer		$75.00	LF	$0.00
SS-6	8" PVC - Sanitary Sewer	199	$60.00	LF	$11,940.00
SS-7	12" PVC - Sanitary Sewer Force Main		$114.00	LF	$0.00
SS-8	48" - Sanitary Sewer Manhole	2	$6,500.00	EA	$13,000.00
SS-9	Connect to Existing Sewer Manhole		$4,500.00	EA	$0.00
SS-10	Sanitary Sewer Pump Station - Complete		$2,250,000.00	LS	$0.00
			SUB-TOTAL OF SANITARY SEWER IMPROVEMENTS ===>		**$205,939.00**
SD.	**STORM DRAINAGE**				
SD-1	72" RCP - Storm Drainage		$504.00	LF	$0.00
SD-2	60" RCP - Storm Drainage		$420.00	LF	$0.00
SD-3	54" RCP - Storm Drainage		$351.00	LF	$0.00
SD-4	48" RCP - Storm Drainage		$312.00	LF	$0.00
SD-5	42" RCP - Storm Drainage		$210.00	LF	$0.00
SD-6	36" RCP - Storm Drainage		$180.00	LF	$0.00
SD-7	30" RCP - Storm Drainage		$135.00	LF	$0.00
SD-8	24" RCP - Storm Drainage		$108.00	LF	$0.00
SD-9	18" RCP - Storm Drainage	1,248	$72.00	LF	$89,856.00
SD-10	12" RCP - Storm Drainage		$48.00	LF	$0.00
SD-11	84" - Storm Drainage Manhole		$9,000.00	EA	$0.00
SD-12	60" - Storm Drainage Manhole	2	$5,500.00	EA	$11,000.00
SD-13	48" - Storm Drainage Manhole	2	$5,000.00	EA	$10,000.00
SD-14	Storm Drainage Basin Outfall Structure		$12,500.00	EA	$0.00
SD-15	Storm Drainage Basin Inlet Structure		$7,500.00	EA	$0.00
SD-16	Storm Drain Lift Station and Outfall to TID Facility		$850,000.00	EA	$0.00
			SUB-TOTAL OF STORM DRAINAGE IMPROVEMENTS ===>		**$110,856.00**
WT.	**WATER SYSTEM**				
WT-1	16" PVC - Water		$168.00	LF	$0.00
WT-2	12" PVC - Water	678	$126.00	LF	$85,428.00
WT-3	8" PVC - Water		$84.00	LF	$0.00
WT-4	16" Butterfly Valve		$7,500.00	EA	$0.00
WT-5	12" Butterfly Valve	5	$4,500.00	EA	$22,500.00
WT-6	8" Gate Valve		$2,800.00	EA	$0.00
WT-7	Stub and Plug Proposed Water Line	1	$4,000.00	EA	$4,000.00
WT-8	Connect to Existing Water Line	2	$6,500.00	EA	$13,000.00
WT-9	Water Well - Complete		$4,000,000.00	LS	$0.00
WT-9	Water Tank - Complete		$10,500,000.00	LS	$0.00
			SUB-TOTAL OF WATER SYSTEM IMPROVEMENTS ===>		**$124,928.00**

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
NP.	**NON-POTABLE WATER SYSTEM**				
NP-1	12" PVC - Non-Potable Water	200	$90.00	LF	$18,000.00
NP-2	8" PVC - Non-Potable Water	1,183	$60.00	LF	$70,980.00
NP-3	12" Butterfly Valve Non-Potable	1	$4,500.00	EA	$4,500.00
NP-4	8" Gate Valve Non-Potable	2	$2,800.00	EA	$5,600.00
NP-5	Stub and Plug Proposed Non-Potable Water		$1,750.00	EA	$0.00
NP-6	Landscape Irrigation Well		$350,000.00	EA	$0.00
	SUB-TOTAL OF NON-POTABLE WATER IMPROVEMENTS ===>				**$99,080.00**
TR.	**TRANSPORTATION**				
TR-1	Orchard Removal		$500.00	AC	$0.00
TR-2	Sawcut Existing Pavement	67	$4.00	LF	$268.00
TR-3	Remove Existing Pavement	54,384	$1.50	SF	$81,576.00
TR-4	Remove Existing Concrete	1,880	$3.00	SF	$5,640.00
TR-5	Remove Irrigation Structure		$5,000.00	EA	$0.00
TR-6	Remove Irrigation Structure Large		$10,000.00	EA	$0.00
TR-7	Remove Irrigation	468	$22.50	LF	$10,530.00
TR-8	Remove Existing Building	8	$40,000.00	EA	$320,000.00
TR-9	Remove Existing Shed	1	$5,000.00	EA	$5,000.00
TR-10	Remove Existing Fence	2,974	$7.50	LF	$22,305.00
TR-11	Remove Existing Tree	5	$2,500.00	EA	$12,500.00
TR-12	Joint Trench Mainline Extension	84	$500.00	LF	$42,000.00
TR-13	Joint Trench Mainline Extension and Pole Removal	1,379	$625.00	LF	$861,875.00
TR-14	Irrigation Realignment		$185.00	LF	$0.00
TR-15	Irrigation Transition Structure		$95,000.00	EA	$0.00
TR-16	Rough Grading	6,236	$5.50	CY	$34,296.37
TR-17	Erosion Control Improvements	3.9	$2,750.00	AC	$10,725.00
TR-18	Street Fine Grading	163,787	$0.65	SF	$106,461.55
TR-19	6" Vertical Curb and Gutter	2,602	$22.50	LF	$58,545.00
TR-20	8" Median Curb	2,062	$25.00	LF	$51,550.00
TR-21	6" PCC Concrete Walk (Includes Ramps and Returns)	12,774	$6.50	SF	$83,031.00
TR-22	ADA Ramp (Labor and Truncated Domes Only)	4	$2,100.00	EA	$8,400.00
TR-23	Mid-Block ADA Ramp (Labor and Truncated Domes Only)	1	$1,200.00	EA	$1,200.00
TR-24	4.0" AC over 16.0" AB Pavement	114,093	$5.75	SF	$656,034.75
TR-25	Landscape w/ Irrigation (Streetscape)	36,920	$12.50	SF	$461,500.00
TR-26	Landscape w/ Irrigation (Median)	13,098	$12.50	SF	$163,725.00
TR-27	8.00' Masonry Wall	1,165	$232.50	LF	$270,862.50
TR-28	MID Canal Masonry Wall and Fence		$145.00	LF	$0.00
TR-29	Right of Way Acquisition / Dedication	72,143	$4.00	SF	$288,571.84
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$3,556,597.01**
PK.	**PARKS**				
PK-1	Landscape w/ Irrigation (Basin)		$6.50	SF	$0.00
PK-2	Landscape w/ Irrigation (Park Area)		$14.50	SF	$0.00
PK-3	Landscape / Park Dedication	18,172	$4.00	SF	$72,686.44
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$72,686.44**
	CONSTRUCTION SUB-TOTAL ===>				**$4,170,086.45**
	20% CONTINGENCY ===>				**$834,017.29**
	CONSTRUCTION TOTAL ===>				**$5,004,103.74**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Segment - 3
Blaker Street from E. Service Road to TID Lateral

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
SS.	**SANITARY SEWER**				
SS-1	24" PVC - Sanitary Sewer		$204.00	LF	$0.00
SS-2	18" PVC - Sanitary Sewer	3,099	$153.00	LF	$474,147.00
SS-3	15" PVC - Sanitary Sewer		$120.00	LF	$0.00
SS-4	12" PVC - Sanitary Sewer	333	$96.00	LF	$31,968.00
SS-5	10" PVC - Sanitary Sewer		$75.00	LF	$0.00
SS-6	8" PVC - Sanitary Sewer	336	$60.00	LF	$20,160.00
SS-7	12" PVC - Sanitary Sewer Force Main		$114.00	LF	$0.00
SS-8	48" - Sanitary Sewer Manhole	2	$6,500.00	EA	$13,000.00
SS-9	Connect to Existing Sewer Manhole		$4,500.00	EA	$0.00
SS-10	Sanitary Sewer Pump Station - Complete		$2,250,000.00	LS	$0.00
			SUB-TOTAL OF SANITARY SEWER IMPROVEMENTS ===>		**$539,275.00**
SD.	**STORM DRAINAGE**				
SD-1	72" RCP - Storm Drainage		$504.00	LF	$0.00
SD-2	60" RCP - Storm Drainage		$420.00	LF	$0.00
SD-3	54" RCP - Storm Drainage		$351.00	LF	$0.00
SD-4	48" RCP - Storm Drainage		$312.00	LF	$0.00
SD-5	42" RCP - Storm Drainage	1,537	$210.00	LF	$322,770.00
SD-6	36" RCP - Storm Drainage		$180.00	LF	$0.00
SD-7	30" RCP - Storm Drainage		$135.00	LF	$0.00
SD-8	24" RCP - Storm Drainage		$108.00	LF	$0.00
SD-9	18" RCP - Storm Drainage		$72.00	LF	$0.00
SD-10	12" RCP - Storm Drainage		$48.00	LF	$0.00
SD-11	84" - Storm Drainage Manhole	1	$9,000.00	EA	$9,000.00
SD-12	60" - Storm Drainage Manhole	2	$5,500.00	EA	$11,000.00
SD-13	48" - Storm Drainage Manhole		$5,000.00	EA	$0.00
SD-14	Storm Drainage Basin Outfall Structure		$12,500.00	EA	$0.00
SD-15	Storm Drainage Basin Inlet Structure		$7,500.00	EA	$0.00
SD-16	Storm Drain Lift Station and Outfall to TID Facility		$850,000.00	EA	$0.00
			SUB-TOTAL OF STORM DRAINAGE IMPROVEMENTS ===>		**$342,770.00**
WT.	**WATER SYSTEM**				
WT-1	16" PVC - Water	2,787	$168.00	LF	$468,216.00
WT-2	12" PVC - Water	373	$126.00	LF	$46,998.00
WT-3	8" PVC - Water		$84.00	LF	$0.00
WT-4	16" Butterfly Valve	3	$7,500.00	EA	$22,500.00
WT-5	12" Butterfly Valve	2	$4,500.00	EA	$9,000.00
WT-6	8" Gate Valve		$2,800.00	EA	$0.00
WT-7	Stub and Plug Proposed Water Line	1	$4,000.00	EA	$4,000.00
WT-8	Connect to Existing Water Line	1	$6,500.00	EA	$6,500.00
WT-9	Water Well - Complete		$4,000,000.00	LS	$0.00
WT-9	Water Tank - Complete		$10,500,000.00	LS	$0.00
			SUB-TOTAL OF WATER SYSTEM IMPROVEMENTS ===>		**$557,214.00**

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
NP.	**NON-POTABLE WATER SYSTEM**				
NP-1	12" PVC - Non-Potable Water	358	$90.00	LF	$32,220.00
NP-2	8" PVC - Non-Potable Water	666	$60.00	LF	$39,960.00
NP-3	12" Butterfly Valve Non-Potable	1	$4,500.00	EA	$4,500.00
NP-4	8" Gate Valve Non-Potable	1	$2,800.00	EA	$2,800.00
NP-5	Stub and Plug Proposed Non-Potable Water	1	$1,750.00	EA	$1,750.00
NP-6	Landscape Irrigation Well		$350,000.00	EA	$0.00
	SUB-TOTAL OF NON-POTABLE WATER IMPROVEMENTS ===>				**$81,230.00**
TR.	**TRANSPORTATION**				
TR-1	Orchard Removal	0.2	$500.00	AC	$121.00
TR-2	Sawcut Existing Pavement	22	$4.00	LF	$88.00
TR-3	Remove Existing Pavement	67,380	$1.50	SF	$101,070.00
TR-4	Remove Existing Concrete	1,591	$3.00	SF	$4,773.00
TR-5	Remove Irrigation Structure		$5,000.00	EA	$0.00
TR-6	Remove Irrigation Structure Large	1	$10,000.00	EA	$10,000.00
TR-7	Remove Irrigation	1,572	$22.50	LF	$35,370.00
TR-8	Remove Existing Building	3	$40,000.00	EA	$120,000.00
TR-9	Remove Existing Shed	2	$5,000.00	EA	$10,000.00
TR-10	Remove Existing Fence	1,382	$7.50	LF	$10,365.00
TR-11	Remove Existing Tree	8	$2,500.00	EA	$20,000.00
TR-12	Joint Trench Mainline Extension	70	$500.00	LF	$35,000.00
TR-13	Joint Trench Mainline Extension and Pole Removal	3,090	$625.00	LF	$1,931,250.00
TR-14	Irrigation Realignment	487	$185.00	LF	$90,095.00
TR-15	Irrigation Transition Structure	2	$95,000.00	EA	$190,000.00
TR-16	Rough Grading	13,084	$5.50	CY	$71,959.35
TR-17	Erosion Control Improvements	8.1	$2,750.00	AC	$22,275.00
TR-18	Street Fine Grading	176,951	$0.65	SF	$115,018.15
TR-19	6" Vertical Curb and Gutter	6,255	$22.50	LF	$140,737.50
TR-20	8" Median Curb		$25.00	LF	$0.00
TR-21	6" PCC Concrete Walk (Includes Ramps and Returns)	36,738	$6.50	SF	$238,797.00
TR-22	ADA Ramp (Labor and Truncated Domes Only)	2	$2,100.00	EA	$4,200.00
TR-23	Mid-Block ADA Ramp (Labor and Truncated Domes Only)		$1,200.00	EA	$0.00
TR-24	4.0" AC over 16.0" AB Pavement	107,561	$5.75	SF	$618,475.75
TR-25	Landscape w/ Irrigation (Streetscape)	32,652	$12.50	SF	$408,150.00
TR-26	Landscape w/ Irrigation (Median)		$12.50	SF	$0.00
TR-27	8.00' Masonry Wall	1,112	$232.50	LF	$258,540.00
TR-28	MID Canal Masonry Wall and Fence		$145.00	LF	$0.00
TR-29	Right of Way Acquisition / Dedication	42,594	$4.00	SF	$170,376.64
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$4,606,661.39**
PK.	**PARKS**				
PK-1	Landscape w/ Irrigation (Basin)		$6.50	SF	$0.00
PK-2	Landscape w/ Irrigation (Park Area)	215,288	$14.50	SF	$3,121,676.00
PK-3	Landscape / Park Dedication	65,794	$4.00	SF	$263,175.24
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$3,384,851.24**
	CONSTRUCTION SUB-TOTAL ===>				**$9,512,001.63**
	20% CONTINGENCY ===>				**$1,902,400.33**
	CONSTRUCTION TOTAL ===>				**$11,414,401.96**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Segment - 4
E. Service Road from Blaker Road to Existing High School Frontage

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
SS.	**SANITARY SEWER**				
SS-1	24" PVC - Sanitary Sewer		$204.00	LF	$0.00
SS-2	18" PVC - Sanitary Sewer		$153.00	LF	$0.00
SS-3	15" PVC - Sanitary Sewer		$120.00	LF	$0.00
SS-4	12" PVC - Sanitary Sewer		$96.00	LF	$0.00
SS-5	10" PVC - Sanitary Sewer		$75.00	LF	$0.00
SS-6	8" PVC - Sanitary Sewer		$60.00	LF	$0.00
SS-7	12" PVC - Sanitary Sewer Force Main		$114.00	LF	$0.00
SS-8	48" - Sanitary Sewer Manhole		$6,500.00	EA	$0.00
SS-9	Connect to Existing Sewer Manhole	1	$4,500.00	EA	$4,500.00
SS-10	Sanitary Sewer Pump Station - Complete		$2,250,000.00	LS	$0.00
			SUB-TOTAL OF SANITARY SEWER IMPROVEMENTS ===>		**$4,500.00**
SD.	**STORM DRAINAGE**				
SD-1	72" RCP - Storm Drainage		$504.00	LF	$0.00
SD-2	60" RCP - Storm Drainage		$420.00	LF	$0.00
SD-3	54" RCP - Storm Drainage		$351.00	LF	$0.00
SD-4	48" RCP - Storm Drainage		$312.00	LF	$0.00
SD-5	42" RCP - Storm Drainage		$210.00	LF	$0.00
SD-6	36" RCP - Storm Drainage		$180.00	LF	$0.00
SD-7	30" RCP - Storm Drainage		$135.00	LF	$0.00
SD-8	24" RCP - Storm Drainage		$108.00	LF	$0.00
SD-9	18" RCP - Storm Drainage		$72.00	LF	$0.00
SD-10	12" RCP - Storm Drainage		$48.00	LF	$0.00
SD-11	84" - Storm Drainage Manhole		$9,000.00	EA	$0.00
SD-12	60" - Storm Drainage Manhole		$5,500.00	EA	$0.00
SD-13	48" - Storm Drainage Manhole		$5,000.00	EA	$0.00
SD-14	Storm Drainage Basin Outfall Structure		$12,500.00	EA	$0.00
SD-15	Storm Drainage Basin Inlet Structure		$7,500.00	EA	$0.00
SD-16	Storm Drain Lift Station and Outfall to TID Facility		$850,000.00	EA	$0.00
			SUB-TOTAL OF STORM DRAINAGE IMPROVEMENTS ===>		**$0.00**
WT.	**WATER SYSTEM**				
WT-1	16" PVC - Water		$168.00	LF	$0.00
WT-2	12" PVC - Water		$126.00	LF	$0.00
WT-3	8" PVC - Water		$84.00	LF	$0.00
WT-4	16" Butterfly Valve		$7,500.00	EA	$0.00
WT-5	12" Butterfly Valve		$4,500.00	EA	$0.00
WT-6	8" Gate Valve		$2,800.00	EA	$0.00
WT-7	Stub and Plug Proposed Water Line		$4,000.00	EA	$0.00
WT-8	Connect to Existing Water Line		$6,500.00	EA	$0.00
WT-9	Water Well - Complete		$4,000,000.00	LS	$0.00
WT-9	Water Tank - Complete		$10,500,000.00	LS	$0.00
			SUB-TOTAL OF WATER SYSTEM IMPROVEMENTS ===>		**$0.00**

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
NP.	**NON-POTABLE WATER SYSTEM**				
NP-1	12" PVC - Non-Potable Water		$90.00	LF	$0.00
NP-2	8" PVC - Non-Potable Water		$60.00	LF	$0.00
NP-3	12" Butterfly Valve Non-Potable		$4,500.00	EA	$0.00
NP-4	8" Gate Valve Non-Potable		$2,800.00	EA	$0.00
NP-5	Stub and Plug Proposed Non-Potable Water		$1,750.00	EA	$0.00
NP-6	Landscape Irrigation Well		$350,000.00	EA	$0.00
	SUB-TOTAL OF NON-POTABLE WATER IMPROVEMENTS ===>				**$0.00**
TR.	**TRANSPORTATION**				
TR-1	Orchard Removal		$500.00	AC	$0.00
TR-2	Sawcut Existing Pavement	739	$4.00	LF	$2,956.00
TR-3	Remove Existing Pavement	2,924	$1.50	SF	$4,386.00
TR-4	Remove Existing Concrete	186	$3.00	SF	$558.00
TR-5	Remove Irrigation Structure		$5,000.00	EA	$0.00
TR-6	Remove Irrigation Structure Large		$10,000.00	EA	$0.00
TR-7	Remove Irrigation		$22.50	LF	$0.00
TR-8	Remove Existing Building	2	$40,000.00	EA	$80,000.00
TR-9	Remove Existing Shed		$5,000.00	EA	$0.00
TR-10	Remove Existing Fence	337	$7.50	LF	$2,527.50
TR-11	Remove Existing Tree		$2,500.00	EA	$0.00
TR-12	Joint Trench Mainline Extension		$500.00	LF	$0.00
TR-13	Joint Trench Mainline Extension and Pole Removal	722	$625.00	LF	$451,250.00
TR-14	Irrigation Realignment		$185.00	LF	$0.00
TR-15	Irrigation Transition Structure		$95,000.00	EA	$0.00
TR-16	Rough Grading	2,463	$5.50	CY	$13,545.48
TR-17	Erosion Control Improvements	1.5	$2,750.00	AC	$4,125.00
TR-18	Street Fine Grading	54,229	$0.65	SF	$35,248.85
TR-19	6" Vertical Curb and Gutter	647	$22.50	LF	$14,557.50
TR-20	8" Median Curb		$25.00	LF	$0.00
TR-21	6" PCC Concrete Walk (Includes Ramps and Returns)	7,287	$6.50	SF	$47,365.50
TR-22	ADA Ramp (Labor and Truncated Domes Only)	1	$2,100.00	EA	$2,100.00
TR-23	Mid-Block ADA Ramp (Labor and Truncated Domes Only)		$1,200.00	EA	$0.00
TR-24	4.0" AC over 16.0" AB Pavement	20,016	$5.75	SF	$115,092.00
TR-25	Landscape w/ Irrigation (Streetscape)	26,926	$12.50	SF	$336,575.00
TR-26	Landscape w/ Irrigation (Median)		$12.50	SF	$0.00
TR-27	8.00' Masonry Wall	605	$232.50	LF	$140,662.50
TR-28	MID Canal Masonry Wall and Fence		$145.00	LF	$0.00
TR-29	Right of Way Acquisition / Dedication	10,289	$4.00	SF	$41,157.52
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$1,292,106.85**
PK.	**PARKS**				
PK-1	Landscape w/ Irrigation (Basin)		$6.50	SF	$0.00
PK-2	Landscape w/ Irrigation (Park Area)		$14.50	SF	$0.00
PK-3	Landscape / Park Dedication	13,453	$4.00	SF	$53,811.84
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$53,811.84**
	CONSTRUCTION SUB-TOTAL ===>				**$1,350,418.69**
	20% CONTINGENCY ===>				**$270,083.74**
	CONSTRUCTION TOTAL ===>				**$1,620,502.43**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Segment - 5
Western Backbone Street from Blaker Road to Central Avenue

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
SS.	**SANITARY SEWER**				
SS-1	24" PVC - Sanitary Sewer		$204.00	LF	$0.00
SS-2	18" PVC - Sanitary Sewer		$153.00	LF	$0.00
SS-3	15" PVC - Sanitary Sewer		$120.00	LF	$0.00
SS-4	12" PVC - Sanitary Sewer	1,567	$96.00	LF	$150,432.00
SS-5	10" PVC - Sanitary Sewer		$75.00	LF	$0.00
SS-6	8" PVC - Sanitary Sewer	478	$60.00	LF	$28,680.00
SS-7	12" PVC - Sanitary Sewer Force Main		$114.00	LF	$0.00
SS-8	48" - Sanitary Sewer Manhole	2	$6,500.00	EA	$13,000.00
SS-9	Connect to Existing Sewer Manhole		$4,500.00	EA	$0.00
SS-10	Sanitary Sewer Pump Station - Complete		$2,250,000.00	LS	$0.00
			SUB-TOTAL OF SANITARY SEWER IMPROVEMENTS ===>		**$192,112.00**
SD.	**STORM DRAINAGE**				
SD-1	72" RCP - Storm Drainage		$504.00	LF	$0.00
SD-2	60" RCP - Storm Drainage		$420.00	LF	$0.00
SD-3	54" RCP - Storm Drainage		$351.00	LF	$0.00
SD-4	48" RCP - Storm Drainage		$312.00	LF	$0.00
SD-5	42" RCP - Storm Drainage	998	$210.00	LF	$209,580.00
SD-6	36" RCP - Storm Drainage	1,202	$180.00	LF	$216,360.00
SD-7	30" RCP - Storm Drainage		$135.00	LF	$0.00
SD-8	24" RCP - Storm Drainage		$108.00	LF	$0.00
SD-9	18" RCP - Storm Drainage		$72.00	LF	$0.00
SD-10	12" RCP - Storm Drainage		$48.00	LF	$0.00
SD-11	84" - Storm Drainage Manhole	1	$9,000.00	EA	$9,000.00
SD-12	60" - Storm Drainage Manhole	1	$5,500.00	EA	$5,500.00
SD-13	48" - Storm Drainage Manhole		$5,000.00	EA	$0.00
SD-14	Storm Drainage Basin Outfall Structure		$12,500.00	EA	$0.00
SD-15	Storm Drainage Basin Inlet Structure		$7,500.00	EA	$0.00
SD-16	Storm Drain Lift Station and Outfall to TID Facility		$850,000.00	EA	$0.00
			SUB-TOTAL OF STORM DRAINAGE IMPROVEMENTS ===>		**$440,440.00**
WT.	**WATER SYSTEM**				
WT-1	16" PVC - Water		$168.00	LF	$0.00
WT-2	12" PVC - Water	2,144	$126.00	LF	$270,144.00
WT-3	8" PVC - Water		$84.00	LF	$0.00
WT-4	16" Butterfly Valve		$7,500.00	EA	$0.00
WT-5	12" Butterfly Valve		$4,500.00	EA	$0.00
WT-6	8" Gate Valve		$2,800.00	EA	$0.00
WT-7	Stub and Plug Proposed Water Line		$4,000.00	EA	$0.00
WT-8	Connect to Existing Water Line		$6,500.00	EA	$0.00
WT-9	Water Well - Complete		$4,000,000.00	LS	$0.00
WT-9	Water Tank - Complete		$10,500,000.00	LS	$0.00
			SUB-TOTAL OF WATER SYSTEM IMPROVEMENTS ===>		**$270,144.00**

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
NP.	**NON-POTABLE WATER SYSTEM**				
NP-1	12" PVC - Non-Potable Water	2,144	$90.00	LF	$192,960.00
NP-2	8" PVC - Non-Potable Water		$60.00	LF	$0.00
NP-3	12" Butterfly Valve Non-Potable		$4,500.00	EA	$0.00
NP-4	8" Gate Valve Non-Potable		$2,800.00	EA	$0.00
NP-5	Stub and Plug Proposed Non-Potable Water		$1,750.00	EA	$0.00
NP-6	Landscape Irrigation Well		$350,000.00	EA	$0.00
	SUB-TOTAL OF NON-POTABLE WATER IMPROVEMENTS ===>				**$192,960.00**
TR.	**TRANSPORTATION**				
TR-1	Orchard Removal	1.3	$500.00	AC	$667.20
TR-2	Sawcut Existing Pavement		$4.00	LF	$0.00
TR-3	Remove Existing Pavement		$1.50	SF	$0.00
TR-4	Remove Existing Concrete	1,419	$3.00	SF	$4,257.00
TR-5	Remove Irrigation Structure	16	$5,000.00	EA	$80,000.00
TR-6	Remove Irrigation Structure Large	3	$10,000.00	EA	$30,000.00
TR-7	Remove Irrigation	1,319	$22.50	LF	$29,677.50
TR-8	Remove Existing Building	1	$40,000.00	EA	$40,000.00
TR-9	Remove Existing Shed	4	$5,000.00	EA	$20,000.00
TR-10	Remove Existing Fence	634	$7.50	LF	$4,755.00
TR-11	Remove Existing Tree	3	$2,500.00	EA	$7,500.00
TR-12	Joint Trench Mainline Extension	2,519	$500.00	LF	$1,259,500.00
TR-13	Joint Trench Mainline Extension and Pole Removal		$625.00	LF	$0.00
TR-14	Irrigation Realignment		$185.00	LF	$0.00
TR-15	Irrigation Transition Structure		$95,000.00	EA	$0.00
TR-16	Rough Grading	7,476	$5.50	CY	$41,120.44
TR-17	Erosion Control Improvements	4.6	$2,750.00	AC	$12,650.00
TR-18	Street Fine Grading	191,136	$0.65	SF	$124,238.40
TR-19	6" Vertical Curb and Gutter	5,038	$22.50	LF	$113,355.00
TR-20	8" Median Curb		$25.00	LF	$0.00
TR-21	6" PCC Concrete Walk (Includes Ramps and Returns)	25,189	$6.50	SF	$163,728.50
TR-22	ADA Ramp (Labor and Truncated Domes Only)		$2,100.00	EA	$0.00
TR-23	Mid-Block ADA Ramp (Labor and Truncated Domes Only)		$1,200.00	EA	$0.00
TR-24	4.0" AC over 16.0" AB Pavement	88,161	$5.75	SF	$506,925.75
TR-25	Landscape w/ Irrigation (Streetscape)	77,786	$12.50	SF	$972,325.00
TR-26	Landscape w/ Irrigation (Median)		$12.50	SF	$0.00
TR-27	8.00' Masonry Wall		$232.50	LF	$0.00
TR-28	MID Canal Masonry Wall and Fence		$145.00	LF	$0.00
TR-29	Right of Way Acquisition / Dedication	156,921	$4.00	SF	$627,684.48
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$4,038,384.27**
PK.	**PARKS**				
PK-1	Landscape w/ Irrigation (Basin)		$6.50	SF	$0.00
PK-2	Landscape w/ Irrigation (Park Area)		$14.50	SF	$0.00
PK-3	Landscape / Park Dedication	38,165	$4.00	SF	$152,660.28
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$152,660.28**
	CONSTRUCTION SUB-TOTAL ===>				**$5,286,700.55**
	20% CONTINGENCY ===>				**$1,057,340.11**
	CONSTRUCTION TOTAL ===>				**$6,344,040.67**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Segment - 6
E. Service Road from Central Avenue to Moffett Road

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
SS.	**SANITARY SEWER**				
SS-1	24" PVC - Sanitary Sewer		$204.00	LF	$0.00
SS-2	18" PVC - Sanitary Sewer		$153.00	LF	$0.00
SS-3	15" PVC - Sanitary Sewer		$120.00	LF	$0.00
SS-4	12" PVC - Sanitary Sewer		$96.00	LF	$0.00
SS-5	10" PVC - Sanitary Sewer		$75.00	LF	$0.00
SS-6	8" PVC - Sanitary Sewer	248	$60.00	LF	$14,880.00
SS-7	12" PVC - Sanitary Sewer Force Main		$114.00	LF	$0.00
SS-8	48" - Sanitary Sewer Manhole	1	$6,500.00	EA	$6,500.00
SS-9	Connect to Existing Sewer Manhole	1	$4,500.00	EA	$4,500.00
SS-10	Sanitary Sewer Pump Station - Complete		$2,250,000.00	LS	$0.00
			SUB-TOTAL OF SANITARY SEWER IMPROVEMENTS ===>		**$25,880.00**
SD.	**STORM DRAINAGE**				
SD-1	72" RCP - Storm Drainage		$504.00	LF	$0.00
SD-2	60" RCP - Storm Drainage		$420.00	LF	$0.00
SD-3	54" RCP - Storm Drainage		$351.00	LF	$0.00
SD-4	48" RCP - Storm Drainage		$312.00	LF	$0.00
SD-5	42" RCP - Storm Drainage		$210.00	LF	$0.00
SD-6	36" RCP - Storm Drainage		$180.00	LF	$0.00
SD-7	30" RCP - Storm Drainage		$135.00	LF	$0.00
SD-8	24" RCP - Storm Drainage		$108.00	LF	$0.00
SD-9	18" RCP - Storm Drainage		$72.00	LF	$0.00
SD-10	12" RCP - Storm Drainage		$48.00	LF	$0.00
SD-11	84" - Storm Drainage Manhole		$9,000.00	EA	$0.00
SD-12	60" - Storm Drainage Manhole		$5,500.00	EA	$0.00
SD-13	48" - Storm Drainage Manhole		$5,000.00	EA	$0.00
SD-14	Storm Drainage Basin Outfall Structure		$12,500.00	EA	$0.00
SD-15	Storm Drainage Basin Inlet Structure		$7,500.00	EA	$0.00
SD-16	Storm Drain Lift Station and Outfall to TID Facility		$850,000.00	EA	$0.00
			SUB-TOTAL OF STORM DRAINAGE IMPROVEMENTS ===>		**$0.00**
WT.	**WATER SYSTEM**				
WT-1	16" PVC - Water		$168.00	LF	$0.00
WT-2	12" PVC - Water	255	$126.00	LF	$32,130.00
WT-3	8" PVC - Water		$84.00	LF	$0.00
WT-4	16" Butterfly Valve		$7,500.00	EA	$0.00
WT-5	12" Butterfly Valve		$4,500.00	EA	$0.00
WT-6	8" Gate Valve		$2,800.00	EA	$0.00
WT-7	Stub and Plug Proposed Water Line		$4,000.00	EA	$0.00
WT-8	Connect to Existing Water Line	1	$6,500.00	EA	$6,500.00
WT-9	Water Well - Complete		$4,000,000.00	LS	$0.00
WT-9	Water Tank - Complete		$10,500,000.00	LS	$0.00
			SUB-TOTAL OF WATER SYSTEM IMPROVEMENTS ===>		**$38,630.00**

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
NP.	**NON-POTABLE WATER SYSTEM**				
NP-1	12" PVC - Non-Potable Water		$90.00	LF	$0.00
NP-2	8" PVC - Non-Potable Water		$60.00	LF	$0.00
NP-3	12" Butterfly Valve Non-Potable		$4,500.00	EA	$0.00
NP-4	8" Gate Valve Non-Potable		$2,800.00	EA	$0.00
NP-5	Stub and Plug Proposed Non-Potable Water		$1,750.00	EA	$0.00
NP-6	Landscape Irrigation Well		$350,000.00	EA	$0.00
	SUB-TOTAL OF NON-POTABLE WATER IMPROVEMENTS ===>				**$0.00**
TR.	**TRANSPORTATION**				
TR-1	Orchard Removal	1.8	$500.00	AC	$901.25
TR-2	Sawcut Existing Pavement	172	$4.00	LF	$688.00
TR-3	Remove Existing Pavement	81,712	$1.50	SF	$122,568.00
TR-4	Remove Existing Concrete	1,224	$3.00	SF	$3,672.00
TR-5	Remove Irrigation Structure	1	$5,000.00	EA	$5,000.00
TR-6	Remove Irrigation Structure Large		$10,000.00	EA	$0.00
TR-7	Remove Irrigation	44	$22.50	LF	$990.00
TR-8	Remove Existing Building	2	$40,000.00	EA	$80,000.00
TR-9	Remove Existing Shed		$5,000.00	EA	$0.00
TR-10	Remove Existing Fence	1,247	$7.50	LF	$9,352.50
TR-11	Remove Existing Tree	4	$2,500.00	EA	$10,000.00
TR-12	Joint Trench Mainline Extension		$500.00	LF	$0.00
TR-13	Joint Trench Mainline Extension and Pole Removal	2,012	$625.00	LF	$1,257,500.00
TR-14	Irrigation Realignment	462	$185.00	LF	$85,470.00
TR-15	Irrigation Transition Structure	2	$95,000.00	EA	$190,000.00
TR-16	Rough Grading	7,755	$5.50	CY	$42,654.33
TR-17	Erosion Control Improvements	4.8	$2,750.00	AC	$13,200.00
TR-18	Street Fine Grading	289,381	$0.65	SF	$188,097.65
TR-19	6" Vertical Curb and Gutter	3,802	$22.50	LF	$85,545.00
TR-20	8" Median Curb		$25.00	LF	$0.00
TR-21	6" PCC Concrete Walk (Includes Ramps and Returns)	28,925	$6.50	SF	$188,012.50
TR-22	ADA Ramp (Labor and Truncated Domes Only)	1	$2,100.00	EA	$2,100.00
TR-23	Mid-Block ADA Ramp (Labor and Truncated Domes Only)		$1,200.00	EA	$0.00
TR-24	4.0" AC over 16.0" AB Pavement	158,460	$5.75	SF	$911,145.00
TR-25	Landscape w/ Irrigation (Streetscape)	101,996	$12.50	SF	$1,274,950.00
TR-26	Landscape w/ Irrigation (Median)		$12.50	SF	$0.00
TR-27	8.00' Masonry Wall	2,560	$232.50	LF	$595,200.00
TR-28	MID Canal Masonry Wall and Fence		$145.00	LF	$0.00
TR-29	Right of Way Acquisition / Dedication	111,335	$4.00	SF	$445,341.72
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$5,512,387.95**
PK.	**PARKS**				
PK-1	Landscape w/ Irrigation (Basin)		$6.50	SF	$0.00
PK-2	Landscape w/ Irrigation (Park Area)		$14.50	SF	$0.00
PK-3	Landscape / Park Dedication	62,814	$4.00	SF	$251,256.00
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$251,256.00**
	CONSTRUCTION SUB-TOTAL ===>				**$5,828,153.95**
	20% CONTINGENCY ===>				**$1,165,630.79**
	CONSTRUCTION TOTAL ===>				**$6,993,784.74**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Segment - 7
Moffett Road from E. Service Road to Central Backbone Street

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
SS.	**SANITARY SEWER**				
SS-1	24" PVC - Sanitary Sewer		$204.00	LF	$0.00
SS-2	18" PVC - Sanitary Sewer		$153.00	LF	$0.00
SS-3	15" PVC - Sanitary Sewer		$120.00	LF	$0.00
SS-4	12" PVC - Sanitary Sewer		$96.00	LF	$0.00
SS-5	10" PVC - Sanitary Sewer	138	$75.00	LF	$10,350.00
SS-6	8" PVC - Sanitary Sewer	1,779	$60.00	LF	$106,740.00
SS-7	12" PVC - Sanitary Sewer Force Main		$114.00	LF	$0.00
SS-8	48" - Sanitary Sewer Manhole	3	$6,500.00	EA	$19,500.00
SS-9	Connect to Existing Sewer Manhole		$4,500.00	EA	$0.00
SS-10	Sanitary Sewer Pump Station - Complete		$2,250,000.00	LS	$0.00
			SUB-TOTAL OF SANITARY SEWER IMPROVEMENTS ===>		**$136,590.00**
SD.	**STORM DRAINAGE**				
SD-1	72" RCP - Storm Drainage		$504.00	LF	$0.00
SD-2	60" RCP - Storm Drainage		$420.00	LF	$0.00
SD-3	54" RCP - Storm Drainage	138	$351.00	LF	$48,438.00
SD-4	48" RCP - Storm Drainage	331	$312.00	LF	$103,272.00
SD-5	42" RCP - Storm Drainage	432	$210.00	LF	$90,720.00
SD-6	36" RCP - Storm Drainage		$180.00	LF	$0.00
SD-7	30" RCP - Storm Drainage		$135.00	LF	$0.00
SD-8	24" RCP - Storm Drainage		$108.00	LF	$0.00
SD-9	18" RCP - Storm Drainage		$72.00	LF	$0.00
SD-10	12" RCP - Storm Drainage		$48.00	LF	$0.00
SD-11	84" - Storm Drainage Manhole	1	$9,000.00	EA	$9,000.00
SD-12	60" - Storm Drainage Manhole	1	$5,500.00	EA	$5,500.00
SD-13	48" - Storm Drainage Manhole		$5,000.00	EA	$0.00
SD-14	Storm Drainage Basin Outfall Structure		$12,500.00	EA	$0.00
SD-15	Storm Drainage Basin Inlet Structure		$7,500.00	EA	$0.00
SD-16	Storm Drain Lift Station and Outfall to TID Facility		$850,000.00	EA	$0.00
			SUB-TOTAL OF STORM DRAINAGE IMPROVEMENTS ===>		**$256,930.00**
WT.	**WATER SYSTEM**				
WT-1	16" PVC - Water		$168.00	LF	$0.00
WT-2	12" PVC - Water	1,800	$126.00	LF	$226,800.00
WT-3	8" PVC - Water		$84.00	LF	$0.00
WT-4	16" Butterfly Valve		$7,500.00	EA	$0.00
WT-5	12" Butterfly Valve	4	$4,500.00	EA	$18,000.00
WT-6	8" Gate Valve		$2,800.00	EA	$0.00
WT-7	Stub and Plug Proposed Water Line		$4,000.00	EA	$0.00
WT-8	Connect to Existing Water Line		$6,500.00	EA	$0.00
WT-9	Water Well - Complete		$4,000,000.00	LS	$0.00
WT-9	Water Tank - Complete		$10,500,000.00	LS	$0.00
			SUB-TOTAL OF WATER SYSTEM IMPROVEMENTS ===>		**$244,800.00**

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
NP.	**NON-POTABLE WATER SYSTEM**				
NP-1	12" PVC - Non-Potable Water		$90.00	LF	$0.00
NP-2	8" PVC - Non-Potable Water		$60.00	LF	$0.00
NP-3	12" Butterfly Valve Non-Potable		$4,500.00	EA	$0.00
NP-4	8" Gate Valve Non-Potable		$2,800.00	EA	$0.00
NP-5	Stub and Plug Proposed Non-Potable Water		$1,750.00	EA	$0.00
NP-6	Landscape Irrigation Well		$350,000.00	EA	$0.00
	SUB-TOTAL OF NON-POTABLE WATER IMPROVEMENTS ===>				**$0.00**
TR.	**TRANSPORTATION**				
TR-1	Orchard Removal	1.8	$500.00	AC	$915.22
TR-2	Sawcut Existing Pavement	117	$4.00	LF	$468.00
TR-3	Remove Existing Pavement	22,082	$1.50	SF	$33,123.00
TR-4	Remove Existing Concrete	58	$3.00	SF	$174.00
TR-5	Remove Irrigation Structure	8	$5,000.00	EA	$40,000.00
TR-6	Remove Irrigation Structure Large	3	$10,000.00	EA	$30,000.00
TR-7	Remove Irrigation	1,260	$22.50	LF	$28,350.00
TR-8	Remove Existing Building	1	$40,000.00	EA	$40,000.00
TR-9	Remove Existing Shed		$5,000.00	EA	$0.00
TR-10	Remove Existing Fence	288	$7.50	LF	$2,160.00
TR-11	Remove Existing Tree		$2,500.00	EA	$0.00
TR-12	Joint Trench Mainline Extension	140	$500.00	LF	$70,000.00
TR-13	Joint Trench Mainline Extension and Pole Removal	1,202	$625.00	LF	$751,250.00
TR-14	Irrigation Realignment	827	$185.00	LF	$152,995.00
TR-15	Irrigation Transition Structure	1	$95,000.00	EA	$95,000.00
TR-16	Rough Grading	3,715	$5.50	CY	$20,434.54
TR-17	Erosion Control Improvements	2.3	$2,750.00	AC	$6,325.00
TR-18	Street Fine Grading	99,947	$0.65	SF	$64,965.55
TR-19	6" Vertical Curb and Gutter	2,093	$22.50	LF	$47,092.50
TR-20	8" Median Curb	1,595	$25.00	LF	$39,875.00
TR-21	6" PCC Concrete Walk (Includes Ramps and Returns)	10,284	$6.50	SF	$66,846.00
TR-22	ADA Ramp (Labor and Truncated Domes Only)	2	$2,100.00	EA	$4,200.00
TR-23	Mid-Block ADA Ramp (Labor and Truncated Domes Only)		$1,200.00	EA	$0.00
TR-24	4.0" AC over 16.0" AB Pavement	63,181	$5.75	SF	$363,290.75
TR-25	Landscape w/ Irrigation (Streetscape)	26,482	$12.50	SF	$331,025.00
TR-26	Landscape w/ Irrigation (Median)	10,216	$12.50	SF	$127,700.00
TR-27	8.00' Masonry Wall	808	$232.50	LF	$187,860.00
TR-28	MID Canal Masonry Wall and Fence		$145.00	LF	$0.00
TR-29	Right of Way Acquisition / Dedication	89,753	$4.00	SF	$359,012.16
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$2,863,061.72**
PK.	**PARKS**				
PK-1	Landscape w/ Irrigation (Basin)		$6.50	SF	$0.00
PK-2	Landscape w/ Irrigation (Park Area)		$14.50	SF	$0.00
PK-3	Landscape / Park Dedication	12,571	$4.00	SF	$50,282.84
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$50,282.84**

CONSTRUCTION SUB-TOTAL ===>	**$3,551,664.56**
20% CONTINGENCY ===>	**$710,332.91**
CONSTRUCTION TOTAL ===>	**$4,261,997.47**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Segment - 8
Moffett Road from Central Backbone Street to E. Redwood Road

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
SS.	**SANITARY SEWER**				
SS-1	24" PVC - Sanitary Sewer		$204.00	LF	$0.00
SS-2	18" PVC - Sanitary Sewer		$153.00	LF	$0.00
SS-3	15" PVC - Sanitary Sewer	164	$120.00	LF	$19,680.00
SS-4	12" PVC - Sanitary Sewer	328	$96.00	LF	$31,488.00
SS-5	10" PVC - Sanitary Sewer	1,110	$75.00	LF	$83,250.00
SS-6	8" PVC - Sanitary Sewer		$60.00	LF	$0.00
SS-7	12" PVC - Sanitary Sewer Force Main		$114.00	LF	$0.00
SS-8	48" - Sanitary Sewer Manhole	1	$6,500.00	EA	$6,500.00
SS-9	Connect to Existing Sewer Manhole		$4,500.00	EA	$0.00
SS-10	Sanitary Sewer Pump Station - Complete		$2,250,000.00	LS	$0.00
			SUB-TOTAL OF SANITARY SEWER IMPROVEMENTS ===>		**$140,918.00**
SD.	**STORM DRAINAGE**				
SD-1	72" RCP - Storm Drainage	93	$504.00	LF	$46,872.00
SD-2	60" RCP - Storm Drainage	1,110	$420.00	LF	$466,200.00
SD-3	54" RCP - Storm Drainage	327	$351.00	LF	$114,777.00
SD-4	48" RCP - Storm Drainage		$312.00	LF	$0.00
SD-5	42" RCP - Storm Drainage		$210.00	LF	$0.00
SD-6	36" RCP - Storm Drainage		$180.00	LF	$0.00
SD-7	30" RCP - Storm Drainage		$135.00	LF	$0.00
SD-8	24" RCP - Storm Drainage		$108.00	LF	$0.00
SD-9	18" RCP - Storm Drainage		$72.00	LF	$0.00
SD-10	12" RCP - Storm Drainage		$48.00	LF	$0.00
SD-11	84" - Storm Drainage Manhole	2	$9,000.00	EA	$18,000.00
SD-12	60" - Storm Drainage Manhole		$5,500.00	EA	$0.00
SD-13	48" - Storm Drainage Manhole		$5,000.00	EA	$0.00
SD-14	Storm Drainage Basin Outfall Structure		$12,500.00	EA	$0.00
SD-15	Storm Drainage Basin Inlet Structure		$7,500.00	EA	$0.00
SD-16	Storm Drain Lift Station and Outfall to TID Facility		$850,000.00	EA	$0.00
			SUB-TOTAL OF STORM DRAINAGE IMPROVEMENTS ===>		**$645,849.00**
WT.	**WATER SYSTEM**				
WT-1	16" PVC - Water	93	$168.00	LF	$15,624.00
WT-2	12" PVC - Water	1,602	$126.00	LF	$201,852.00
WT-3	8" PVC - Water		$84.00	LF	$0.00
WT-4	16" Butterfly Valve	1	$7,500.00	EA	$7,500.00
WT-5	12" Butterfly Valve	3	$4,500.00	EA	$13,500.00
WT-6	8" Gate Valve		$2,800.00	EA	$0.00
WT-7	Stub and Plug Proposed Water Line		$4,000.00	EA	$0.00
WT-8	Connect to Existing Water Line		$6,500.00	EA	$0.00
WT-9	Water Well - Complete		$4,000,000.00	LS	$0.00
WT-9	Water Tank - Complete		$10,500,000.00	LS	$0.00
			SUB-TOTAL OF WATER SYSTEM IMPROVEMENTS ===>		**$238,476.00**

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
NP.	**NON-POTABLE WATER SYSTEM**				
NP-1	12" PVC - Non-Potable Water		$90.00	LF	$0.00
NP-2	8" PVC - Non-Potable Water	634	$60.00	LF	$38,040.00
NP-3	12" Butterfly Valve Non-Potable		$4,500.00	EA	$0.00
NP-4	8" Gate Valve Non-Potable	2	$2,800.00	EA	$5,600.00
NP-5	Stub and Plug Proposed Non-Potable Water		$1,750.00	EA	$0.00
NP-6	Landscape Irrigation Well		$350,000.00	EA	$0.00
	SUB-TOTAL OF NON-POTABLE WATER IMPROVEMENTS ===>				**$43,640.00**
TR.	**TRANSPORTATION**				
TR-1	Orchard Removal	1.3	$500.00	AC	$632.50
TR-2	Sawcut Existing Pavement		$4.00	LF	$0.00
TR-3	Remove Existing Pavement	20,413	$1.50	SF	$30,619.50
TR-4	Remove Existing Concrete	295	$3.00	SF	$885.00
TR-5	Remove Irrigation Structure	1	$5,000.00	EA	$5,000.00
TR-6	Remove Irrigation Structure Large		$10,000.00	EA	$0.00
TR-7	Remove Irrigation	847	$22.50	LF	$19,057.50
TR-8	Remove Existing Building	2	$40,000.00	EA	$80,000.00
TR-9	Remove Existing Shed		$5,000.00	EA	$0.00
TR-10	Remove Existing Fence	1,034	$7.50	LF	$7,755.00
TR-11	Remove Existing Tree	1	$2,500.00	EA	$2,500.00
TR-12	Joint Trench Mainline Extension		$500.00	LF	$0.00
TR-13	Joint Trench Mainline Extension and Pole Removal	1,187	$625.00	LF	$741,875.00
TR-14	Irrigation Realignment	680	$185.00	LF	$125,800.00
TR-15	Irrigation Transition Structure	2	$95,000.00	EA	$190,000.00
TR-16	Rough Grading	4,505	$5.50	CY	$24,779.74
TR-17	Erosion Control Improvements	2.8	$2,750.00	AC	$7,700.00
TR-18	Street Fine Grading	130,367	$0.65	SF	$84,738.55
TR-19	6" Vertical Curb and Gutter	2,363	$22.50	LF	$53,167.50
TR-20	8" Median Curb	2,282	$25.00	LF	$57,050.00
TR-21	6" PCC Concrete Walk (Includes Ramps and Returns)	11,699	$6.50	SF	$76,043.50
TR-22	ADA Ramp (Labor and Truncated Domes Only)	2	$2,100.00	EA	$4,200.00
TR-23	Mid-Block ADA Ramp (Labor and Truncated Domes Only)		$1,200.00	EA	$0.00
TR-24	4.0" AC over 16.0" AB Pavement	84,167	$5.75	SF	$483,960.25
TR-25	Landscape w/ Irrigation (Streetscape)	34,501	$12.50	SF	$431,262.50
TR-26	Landscape w/ Irrigation (Median)	14,679	$12.50	SF	$183,487.50
TR-27	8.00' Masonry Wall	1,128	$232.50	LF	$262,260.00
TR-28	MID Canal Masonry Wall and Fence		$145.00	LF	$0.00
TR-29	Right of Way Acquisition / Dedication	56,207	$4.00	SF	$224,827.72
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$3,097,601.76**
PK.	**PARKS**				
PK-1	Landscape w/ Irrigation (Basin)		$6.50	SF	$0.00
PK-2	Landscape w/ Irrigation (Park Area)		$14.50	SF	$0.00
PK-3	Landscape / Park Dedication	17,054	$4.00	SF	$68,214.36
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$68,214.36**
	CONSTRUCTION SUB-TOTAL ===>				**$4,234,699.12**
	20% CONTINGENCY ===>				**$846,939.82**
	CONSTRUCTION TOTAL ===>				**$5,081,638.94**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Segment - 9
Central Backbone Street from Central Avenue to Moffett Road

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
SS.	**SANITARY SEWER**				
SS-1	24" PVC - Sanitary Sewer		$204.00	LF	$0.00
SS-2	18" PVC - Sanitary Sewer		$153.00	LF	$0.00
SS-3	15" PVC - Sanitary Sewer		$120.00	LF	$0.00
SS-4	12" PVC - Sanitary Sewer		$96.00	LF	$0.00
SS-5	10" PVC - Sanitary Sewer		$75.00	LF	$0.00
SS-6	8" PVC - Sanitary Sewer	2,135	$60.00	LF	$128,100.00
SS-7	12" PVC - Sanitary Sewer Force Main		$114.00	LF	$0.00
SS-8	48" - Sanitary Sewer Manhole	3	$6,500.00	EA	$19,500.00
SS-9	Connect to Existing Sewer Manhole		$4,500.00	EA	$0.00
SS-10	Sanitary Sewer Pump Station - Complete		$2,250,000.00	LS	$0.00
			SUB-TOTAL OF SANITARY SEWER IMPROVEMENTS ===>		**$147,600.00**
SD.	**STORM DRAINAGE**				
SD-1	72" RCP - Storm Drainage		$504.00	LF	$0.00
SD-2	60" RCP - Storm Drainage		$420.00	LF	$0.00
SD-3	54" RCP - Storm Drainage		$351.00	LF	$0.00
SD-4	48" RCP - Storm Drainage	1,296	$312.00	LF	$404,352.00
SD-5	42" RCP - Storm Drainage		$210.00	LF	$0.00
SD-6	36" RCP - Storm Drainage	689	$180.00	LF	$124,020.00
SD-7	30" RCP - Storm Drainage		$135.00	LF	$0.00
SD-8	24" RCP - Storm Drainage		$108.00	LF	$0.00
SD-9	18" RCP - Storm Drainage	456	$72.00	LF	$32,832.00
SD-10	12" RCP - Storm Drainage		$48.00	LF	$0.00
SD-11	84" - Storm Drainage Manhole	3	$9,000.00	EA	$27,000.00
SD-12	60" - Storm Drainage Manhole		$5,500.00	EA	$0.00
SD-13	48" - Storm Drainage Manhole	1	$5,000.00	EA	$5,000.00
SD-14	Storm Drainage Basin Outfall Structure		$12,500.00	EA	$0.00
SD-15	Storm Drainage Basin Inlet Structure		$7,500.00	EA	$0.00
SD-16	Storm Drain Lift Station and Outfall to TID Facility		$850,000.00	EA	$0.00
			SUB-TOTAL OF STORM DRAINAGE IMPROVEMENTS ===>		**$593,204.00**
WT.	**WATER SYSTEM**				
WT-1	16" PVC - Water		$168.00	LF	$0.00
WT-2	12" PVC - Water	2,135	$126.00	LF	$269,010.00
WT-3	8" PVC - Water	1,183	$84.00	LF	$99,372.00
WT-4	16" Butterfly Valve		$7,500.00	EA	$0.00
WT-5	12" Butterfly Valve	2	$4,500.00	EA	$9,000.00
WT-6	8" Gate Valve	2	$2,800.00	EA	$5,600.00
WT-7	Stub and Plug Proposed Water Line		$4,000.00	EA	$0.00
WT-8	Connect to Existing Water Line		$6,500.00	EA	$0.00
WT-9	Water Well - Complete		$4,000,000.00	LS	$0.00
WT-9	Water Tank - Complete		$10,500,000.00	LS	$0.00
			SUB-TOTAL OF WATER SYSTEM IMPROVEMENTS ===>		**$382,982.00**

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
NP.	**NON-POTABLE WATER SYSTEM**				
NP-1	12" PVC - Non-Potable Water		$90.00	LF	$0.00
NP-2	8" PVC - Non-Potable Water	947	$60.00	LF	$56,820.00
NP-3	12" Butterfly Valve Non-Potable		$4,500.00	EA	$0.00
NP-4	8" Gate Valve Non-Potable	2	$2,800.00	EA	$5,600.00
NP-5	Stub and Plug Proposed Non-Potable Water		$1,750.00	EA	$0.00
NP-6	Landscape Irrigation Well		$350,000.00	EA	$0.00
	SUB-TOTAL OF NON-POTABLE WATER IMPROVEMENTS ===>				**$62,420.00**
TR.	**TRANSPORTATION**				
TR-1	Orchard Removal	7.5	$500.00	AC	$3,740.10
TR-2	Sawcut Existing Pavement		$4.00	LF	$0.00
TR-3	Remove Existing Pavement		$1.50	SF	$0.00
TR-4	Remove Existing Concrete		$3.00	SF	$0.00
TR-5	Remove Irrigation Structure	4	$5,000.00	EA	$20,000.00
TR-6	Remove Irrigation Structure Large	1	$10,000.00	EA	$10,000.00
TR-7	Remove Irrigation	765	$22.50	LF	$17,212.50
TR-8	Remove Existing Building		$40,000.00	EA	$0.00
TR-9	Remove Existing Shed	3	$5,000.00	EA	$15,000.00
TR-10	Remove Existing Fence	1,164	$7.50	LF	$8,730.00
TR-11	Remove Existing Tree		$2,500.00	EA	$0.00
TR-12	Joint Trench Mainline Extension	3,692	$500.00	LF	$1,846,000.00
TR-13	Joint Trench Mainline Extension and Pole Removal		$625.00	LF	$0.00
TR-14	Irrigation Realignment	2,532	$185.00	LF	$468,420.00
TR-15	Irrigation Transition Structure	1	$95,000.00	EA	$95,000.00
TR-16	Rough Grading	11,700	$5.50	CY	$64,348.78
TR-17	Erosion Control Improvements	7.3	$2,750.00	AC	$20,075.00
TR-18	Street Fine Grading	304,409	$0.65	SF	$197,865.85
TR-19	6" Vertical Curb and Gutter	7,127	$22.50	LF	$160,357.50
TR-20	8" Median Curb	4,645	$25.00	LF	$116,125.00
TR-21	6" PCC Concrete Walk (Includes Ramps and Returns)	35,397	$6.50	SF	$230,080.50
TR-22	ADA Ramp (Labor and Truncated Domes Only)	4	$2,100.00	EA	$8,400.00
TR-23	Mid-Block ADA Ramp (Labor and Truncated Domes Only)	2	$1,200.00	EA	$2,400.00
TR-24	4.0" AC over 16.0" AB Pavement	183,530	$5.75	SF	$1,055,297.50
TR-25	Landscape w/ Irrigation (Streetscape)	85,482	$12.50	SF	$1,068,525.00
TR-26	Landscape w/ Irrigation (Median)	25,208	$12.50	SF	$315,100.00
TR-27	8.00' Masonry Wall		$232.50	LF	$0.00
TR-28	MID Canal Masonry Wall and Fence		$145.00	LF	$0.00
TR-29	Right of Way Acquisition / Dedication	206,585	$4.00	SF	$826,341.20
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$6,549,018.93**
PK.	**PARKS**				
PK-1	Landscape w/ Irrigation (Basin)		$6.50	SF	$0.00
PK-2	Landscape w/ Irrigation (Park Area)		$14.50	SF	$0.00
PK-3	Landscape / Park Dedication	38,062	$4.00	SF	$152,246.80
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$152,246.80**
	CONSTRUCTION SUB-TOTAL ===>				**$7,887,471.73**
	20% CONTINGENCY ===>				**$1,577,494.35**
	CONSTRUCTION TOTAL ===>				**$9,464,966.08**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost
Segment - 10
E. Redwood Road from Central Avenue to Moffett Road

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
SS.	**SANITARY SEWER**				
SS-1	24" PVC - Sanitary Sewer		$204.00	LF	$0.00
SS-2	18" PVC - Sanitary Sewer	1,044	$153.00	LF	$159,732.00
SS-3	15" PVC - Sanitary Sewer	1,162	$120.00	LF	$139,440.00
SS-4	12" PVC - Sanitary Sewer		$96.00	LF	$0.00
SS-5	10" PVC - Sanitary Sewer		$75.00	LF	$0.00
SS-6	8" PVC - Sanitary Sewer		$60.00	LF	$0.00
SS-7	12" PVC - Sanitary Sewer Force Main		$114.00	LF	$0.00
SS-8	48" - Sanitary Sewer Manhole	1	$6,500.00	EA	$6,500.00
SS-9	Connect to Existing Sewer Manhole		$4,500.00	EA	$0.00
SS-10	Sanitary Sewer Pump Station - Complete		$2,250,000.00	LS	$0.00
	SUB-TOTAL OF SANITARY SEWER IMPROVEMENTS ===>				**$305,672.00**
SD.	**STORM DRAINAGE**				
SD-1	72" RCP - Storm Drainage		$504.00	LF	$0.00
SD-2	60" RCP - Storm Drainage		$420.00	LF	$0.00
SD-3	54" RCP - Storm Drainage		$351.00	LF	$0.00
SD-4	48" RCP - Storm Drainage		$312.00	LF	$0.00
SD-5	42" RCP - Storm Drainage	999	$210.00	LF	$209,790.00
SD-6	36" RCP - Storm Drainage		$180.00	LF	$0.00
SD-7	30" RCP - Storm Drainage	643	$135.00	LF	$86,805.00
SD-8	24" RCP - Storm Drainage	305	$108.00	LF	$32,940.00
SD-9	18" RCP - Storm Drainage		$72.00	LF	$0.00
SD-10	12" RCP - Storm Drainage		$48.00	LF	$0.00
SD-11	84" - Storm Drainage Manhole		$9,000.00	EA	$0.00
SD-12	60" - Storm Drainage Manhole	2	$5,500.00	EA	$11,000.00
SD-13	48" - Storm Drainage Manhole	2	$5,000.00	EA	$10,000.00
SD-14	Storm Drainage Basin Outfall Structure		$12,500.00	EA	$0.00
SD-15	Storm Drainage Basin Inlet Structure		$7,500.00	EA	$0.00
SD-16	Storm Drain Lift Station and Outfall to TID Facility		$850,000.00	EA	$0.00
	SUB-TOTAL OF STORM DRAINAGE IMPROVEMENTS ===>				**$350,535.00**
WT.	**WATER SYSTEM**				
WT-1	16" PVC - Water		$168.00	LF	$0.00
WT-2	12" PVC - Water	2,206	$126.00	LF	$277,956.00
WT-3	8" PVC - Water		$84.00	LF	$0.00
WT-4	16" Butterfly Valve		$7,500.00	EA	$0.00
WT-5	12" Butterfly Valve		$4,500.00	EA	$0.00
WT-6	8" Gate Valve		$2,800.00	EA	$0.00
WT-7	Stub and Plug Proposed Water Line		$4,000.00	EA	$0.00
WT-8	Connect to Existing Water Line		$6,500.00	EA	$0.00
WT-9	Water Well - Complete		$4,000,000.00	LS	$0.00
WT-9	Water Tank - Complete		$10,500,000.00	LS	$0.00
	SUB-TOTAL OF WATER SYSTEM IMPROVEMENTS ===>				**$277,956.00**

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
NP.	**NON-POTABLE WATER SYSTEM**				
NP-1	12" PVC - Non-Potable Water		$90.00	LF	$0.00
NP-2	8" PVC - Non-Potable Water	2,206	$60.00	LF	$132,360.00
NP-3	12" Butterfly Valve Non-Potable		$4,500.00	EA	$0.00
NP-4	8" Gate Valve Non-Potable		$2,800.00	EA	$0.00
NP-5	Stub and Plug Proposed Non-Potable Water	1	$1,750.00	EA	$1,750.00
NP-6	Landscape Irrigation Well		$350,000.00	EA	$0.00
	SUB-TOTAL OF NON-POTABLE WATER IMPROVEMENTS ===>				**$134,110.00**
TR.	**TRANSPORTATION**				
TR-1	Orchard Removal	1.3	$500.00	AC	$658.95
TR-2	Sawcut Existing Pavement	741	$4.00	LF	$2,964.00
TR-3	Remove Existing Pavement	46,797	$1.50	SF	$70,195.50
TR-4	Remove Existing Concrete	2,239	$3.00	SF	$6,717.00
TR-5	Remove Irrigation Structure		$5,000.00	EA	$0.00
TR-6	Remove Irrigation Structure Large	1	$10,000.00	EA	$10,000.00
TR-7	Remove Irrigation	327	$22.50	LF	$7,357.50
TR-8	Remove Existing Building	1	$40,000.00	EA	$40,000.00
TR-9	Remove Existing Shed		$5,000.00	EA	$0.00
TR-10	Remove Existing Fence	1,976	$7.50	LF	$14,820.00
TR-11	Remove Existing Tree	1	$2,500.00	EA	$2,500.00
TR-12	Joint Trench Mainline Extension		$500.00	LF	$0.00
TR-13	Joint Trench Mainline Extension and Pole Removal	2,641	$625.00	LF	$1,650,625.00
TR-14	Irrigation Realignment		$185.00	LF	$0.00
TR-15	Irrigation Transition Structure		$95,000.00	EA	$0.00
TR-16	Rough Grading	6,440	$5.50	CY	$35,419.19
TR-17	Erosion Control Improvements	4.0	$2,750.00	AC	$11,000.00
TR-18	Street Fine Grading	157,871	$0.65	SF	$102,616.15
TR-19	6" Vertical Curb and Gutter	4,479	$22.50	LF	$100,777.50
TR-20	8" Median Curb		$25.00	LF	$0.00
TR-21	6" PCC Concrete Walk (Includes Ramps and Returns)	22,336	$6.50	SF	$145,184.00
TR-22	ADA Ramp (Labor and Truncated Domes Only)	1	$2,100.00	EA	$2,100.00
TR-23	Mid-Block ADA Ramp (Labor and Truncated Domes Only)	1	$1,200.00	EA	$1,200.00
TR-24	4.0" AC over 16.0" AB Pavement	74,434	$5.75	SF	$427,995.50
TR-25	Landscape w/ Irrigation (Streetscape)	61,101	$12.50	SF	$763,762.50
TR-26	Landscape w/ Irrigation (Median)		$12.50	SF	$0.00
TR-27	8.00' Masonry Wall		$232.50	LF	$0.00
TR-28	MID Canal Masonry Wall and Fence		$145.00	LF	$0.00
TR-29	Right of Way Acquisition / Dedication	88,433	$4.00	SF	$353,733.88
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$3,749,626.67**
PK.	**PARKS**				
PK-1	Landscape w/ Irrigation (Basin)		$6.50	SF	$0.00
PK-2	Landscape w/ Irrigation (Park Area)		$14.50	SF	$0.00
PK-3	Landscape / Park Dedication	28,094	$4.00	SF	$112,375.76
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$112,375.76**
	CONSTRUCTION SUB-TOTAL ===>				**$4,930,275.43**
	20% CONTINGENCY ===>				**$986,055.09**
	CONSTRUCTION TOTAL ===>				**$5,916,330.51**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Segment - 11
E. Redwood Road from Moffett Road to Mitchell Road

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
SS.	**SANITARY SEWER**				
SS-1	24" PVC - Sanitary Sewer		$204.00	LF	$0.00
SS-2	18" PVC - Sanitary Sewer		$153.00	LF	$0.00
SS-3	15" PVC - Sanitary Sewer		$120.00	LF	$0.00
SS-4	12" PVC - Sanitary Sewer	1,308	$96.00	LF	$125,568.00
SS-5	10" PVC - Sanitary Sewer		$75.00	LF	$0.00
SS-6	8" PVC - Sanitary Sewer	1,077	$60.00	LF	$64,620.00
SS-7	12" PVC - Sanitary Sewer Force Main		$114.00	LF	$0.00
SS-8	48" - Sanitary Sewer Manhole	2	$6,500.00	EA	$13,000.00
SS-9	Connect to Existing Sewer Manhole		$4,500.00	EA	$0.00
SS-10	Sanitary Sewer Pump Station - Complete		$2,250,000.00	LS	$0.00
			SUB-TOTAL OF SANITARY SEWER IMPROVEMENTS ===>		**$203,188.00**
SD.	**STORM DRAINAGE**				
SD-1	72" RCP - Storm Drainage		$504.00	LF	$0.00
SD-2	60" RCP - Storm Drainage	902	$420.00	LF	$378,840.00
SD-3	54" RCP - Storm Drainage	406	$351.00	LF	$142,506.00
SD-4	48" RCP - Storm Drainage		$312.00	LF	$0.00
SD-5	42" RCP - Storm Drainage	713	$210.00	LF	$149,730.00
SD-6	36" RCP - Storm Drainage		$180.00	LF	$0.00
SD-7	30" RCP - Storm Drainage		$135.00	LF	$0.00
SD-8	24" RCP - Storm Drainage		$108.00	LF	$0.00
SD-9	18" RCP - Storm Drainage		$72.00	LF	$0.00
SD-10	12" RCP - Storm Drainage		$48.00	LF	$0.00
SD-11	84" - Storm Drainage Manhole	4	$9,000.00	EA	$36,000.00
SD-12	60" - Storm Drainage Manhole	2	$5,500.00	EA	$11,000.00
SD-13	48" - Storm Drainage Manhole		$5,000.00	EA	$0.00
SD-14	Storm Drainage Basin Outfall Structure		$12,500.00	EA	$0.00
SD-15	Storm Drainage Basin Inlet Structure		$7,500.00	EA	$0.00
SD-16	Storm Drain Lift Station and Outfall to TID Facility		$850,000.00	EA	$0.00
			SUB-TOTAL OF STORM DRAINAGE IMPROVEMENTS ===>		**$718,076.00**
WT.	**WATER SYSTEM**				
WT-1	16" PVC - Water		$168.00	LF	$0.00
WT-2	12" PVC - Water	2,898	$126.00	LF	$365,148.00
WT-3	8" PVC - Water		$84.00	LF	$0.00
WT-4	16" Butterfly Valve		$7,500.00	EA	$0.00
WT-5	12" Butterfly Valve	4	$4,500.00	EA	$18,000.00
WT-6	8" Gate Valve		$2,800.00	EA	$0.00
WT-7	Stub and Plug Proposed Water Line		$4,000.00	EA	$0.00
WT-8	Connect to Existing Water Line		$6,500.00	EA	$0.00
WT-9	Water Well - Complete		$4,000,000.00	LS	$0.00
WT-9	Water Tank - Complete		$10,500,000.00	LS	$0.00
			SUB-TOTAL OF WATER SYSTEM IMPROVEMENTS ===>		**$383,148.00**

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
NP.	**NON-POTABLE WATER SYSTEM**				
NP-1	12" PVC - Non-Potable Water		$90.00	LF	$0.00
NP-2	8" PVC - Non-Potable Water		$60.00	LF	$0.00
NP-3	12" Butterfly Valve Non-Potable		$4,500.00	EA	$0.00
NP-4	8" Gate Valve Non-Potable		$2,800.00	EA	$0.00
NP-5	Stub and Plug Proposed Non-Potable Water		$1,750.00	EA	$0.00
NP-6	Landscape Irrigation Well		$350,000.00	EA	$0.00
	SUB-TOTAL OF NON-POTABLE WATER IMPROVEMENTS ===>				**$0.00**
TR.	**TRANSPORTATION**				
TR-1	Orchard Removal	3.5	$500.00	AC	$1,725.10
TR-2	Sawcut Existing Pavement		$4.00	LF	$0.00
TR-3	Remove Existing Pavement	54,619	$1.50	SF	$81,928.50
TR-4	Remove Existing Concrete	4,144	$3.00	SF	$12,432.00
TR-5	Remove Irrigation Structure		$5,000.00	EA	$0.00
TR-6	Remove Irrigation Structure Large		$10,000.00	EA	$0.00
TR-7	Remove Irrigation	1,720	$22.50	LF	$38,700.00
TR-8	Remove Existing Building	6	$40,000.00	EA	$240,000.00
TR-9	Remove Existing Shed		$5,000.00	EA	$0.00
TR-10	Remove Existing Fence	2,176	$7.50	LF	$16,320.00
TR-11	Remove Existing Tree	7	$2,500.00	EA	$17,500.00
TR-12	Joint Trench Mainline Extension	60	$500.00	LF	$30,000.00
TR-13	Joint Trench Mainline Extension and Pole Removal	2,467	$625.00	LF	$1,541,875.00
TR-14	Irrigation Realignment		$185.00	LF	$0.00
TR-15	Irrigation Transition Structure		$95,000.00	EA	$0.00
TR-16	Rough Grading	9,144	$5.50	CY	$50,292.61
TR-17	Erosion Control Improvements	5.7	$2,750.00	AC	$15,675.00
TR-18	Street Fine Grading	238,704	$0.65	SF	$155,157.60
TR-19	6" Vertical Curb and Gutter	4,905	$22.50	LF	$110,362.50
TR-20	8" Median Curb	4,630	$25.00	LF	$115,750.00
TR-21	6" PCC Concrete Walk (Includes Ramps and Returns)	24,351	$6.50	SF	$158,281.50
TR-22	ADA Ramp (Labor and Truncated Domes Only)	3	$2,100.00	EA	$6,300.00
TR-23	Mid-Block ADA Ramp (Labor and Truncated Domes Only)	1	$1,200.00	EA	$1,200.00
TR-24	4.0" AC over 16.0" AB Pavement	143,416	$5.75	SF	$824,642.00
TR-25	Landscape w/ Irrigation (Streetscape)	70,937	$12.50	SF	$886,712.50
TR-26	Landscape w/ Irrigation (Median)	25,240	$12.50	SF	$315,500.00
TR-27	8.00' Masonry Wall		$232.50	LF	$0.00
TR-28	MID Canal Masonry Wall and Fence		$145.00	LF	$0.00
TR-29	Right of Way Acquisition / Dedication	148,562	$4.00	SF	$594,249.32
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$5,214,603.63**
PK.	**PARKS**				
PK-1	Landscape w/ Irrigation (Basin)		$6.50	SF	$0.00
PK-2	Landscape w/ Irrigation (Park Area)		$14.50	SF	$0.00
PK-3	Landscape / Park Dedication	40,244	$4.00	SF	$160,975.28
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$160,975.28**

CONSTRUCTION SUB-TOTAL ===>	**$6,679,990.91**
20% CONTINGENCY ===>	**$1,335,998.18**
CONSTRUCTION TOTAL ===>	**$8,015,989.09**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Segment - 12
Mitchell Road from TID Lateral to Prairie Flower Road

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
SS.	**SANITARY SEWER**				
SS-1	24" PVC - Sanitary Sewer		$204.00	LF	$0.00
SS-2	18" PVC - Sanitary Sewer		$153.00	LF	$0.00
SS-3	15" PVC - Sanitary Sewer		$120.00	LF	$0.00
SS-4	12" PVC - Sanitary Sewer		$96.00	LF	$0.00
SS-5	10" PVC - Sanitary Sewer		$75.00	LF	$0.00
SS-6	8" PVC - Sanitary Sewer		$60.00	LF	$0.00
SS-7	12" PVC - Sanitary Sewer Force Main		$114.00	LF	$0.00
SS-8	48" - Sanitary Sewer Manhole		$6,500.00	EA	$0.00
SS-9	Connect to Existing Sewer Manhole		$4,500.00	EA	$0.00
SS-10	Sanitary Sewer Pump Station - Complete		$2,250,000.00	LS	$0.00
	SUB-TOTAL OF SANITARY SEWER IMPROVEMENTS ===>				**$0.00**
SD.	**STORM DRAINAGE**				
SD-1	72" RCP - Storm Drainage		$504.00	LF	$0.00
SD-2	60" RCP - Storm Drainage		$420.00	LF	$0.00
SD-3	54" RCP - Storm Drainage		$351.00	LF	$0.00
SD-4	48" RCP - Storm Drainage		$312.00	LF	$0.00
SD-5	42" RCP - Storm Drainage		$210.00	LF	$0.00
SD-6	36" RCP - Storm Drainage		$180.00	LF	$0.00
SD-7	30" RCP - Storm Drainage		$135.00	LF	$0.00
SD-8	24" RCP - Storm Drainage		$108.00	LF	$0.00
SD-9	18" RCP - Storm Drainage		$72.00	LF	$0.00
SD-10	12" RCP - Storm Drainage		$48.00	LF	$0.00
SD-11	84" - Storm Drainage Manhole		$9,000.00	EA	$0.00
SD-12	60" - Storm Drainage Manhole		$5,500.00	EA	$0.00
SD-13	48" - Storm Drainage Manhole		$5,000.00	EA	$0.00
SD-14	Storm Drainage Basin Outfall Structure		$12,500.00	EA	$0.00
SD-15	Storm Drainage Basin Inlet Structure		$7,500.00	EA	$0.00
SD-16	Storm Drain Lift Station and Outfall to TID Facility		$850,000.00	EA	$0.00
	SUB-TOTAL OF STORM DRAINAGE IMPROVEMENTS ===>				**$0.00**
WT.	**WATER SYSTEM**				
WT-1	16" PVC - Water		$168.00	LF	$0.00
WT-2	12" PVC - Water	1,129	$126.00	LF	$142,254.00
WT-3	8" PVC - Water		$84.00	LF	$0.00
WT-4	16" Butterfly Valve		$7,500.00	EA	$0.00
WT-5	12" Butterfly Valve	1	$4,500.00	EA	$4,500.00
WT-6	8" Gate Valve		$2,800.00	EA	$0.00
WT-7	Stub and Plug Proposed Water Line	1	$4,000.00	EA	$4,000.00
WT-8	Connect to Existing Water Line		$6,500.00	EA	$0.00
WT-9	Water Well - Complete		$4,000,000.00	LS	$0.00
WT-9	Water Tank - Complete		$10,500,000.00	LS	$0.00
	SUB-TOTAL OF WATER SYSTEM IMPROVEMENTS ===>				**$150,754.00**

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
NP.	**NON-POTABLE WATER SYSTEM**				
NP-1	12" PVC - Non-Potable Water		$90.00	LF	$0.00
NP-2	8" PVC - Non-Potable Water		$60.00	LF	$0.00
NP-3	12" Butterfly Valve Non-Potable		$4,500.00	EA	$0.00
NP-4	8" Gate Valve Non-Potable		$2,800.00	EA	$0.00
NP-5	Stub and Plug Proposed Non-Potable Water		$1,750.00	EA	$0.00
NP-6	Landscape Irrigation Well		$350,000.00	EA	$0.00
	SUB-TOTAL OF NON-POTABLE WATER IMPROVEMENTS ===>				**$0.00**
TR.	**TRANSPORTATION**				
TR-1	Orchard Removal	0.8	$500.00	AC	$408.52
TR-2	Sawcut Existing Pavement	48	$4.00	LF	$192.00
TR-3	Remove Existing Pavement	24,457	$1.50	SF	$36,685.50
TR-4	Remove Existing Concrete	176	$3.00	SF	$528.00
TR-5	Remove Irrigation Structure		$5,000.00	EA	$0.00
TR-6	Remove Irrigation Structure Large		$10,000.00	EA	$0.00
TR-7	Remove Irrigation	193	$22.50	LF	$4,342.50
TR-8	Remove Existing Building		$40,000.00	EA	$0.00
TR-9	Remove Existing Shed		$5,000.00	EA	$0.00
TR-10	Remove Existing Fence	741	$7.50	LF	$5,557.50
TR-11	Remove Existing Tree		$2,500.00	EA	$0.00
TR-12	Joint Trench Mainline Extension		$500.00	LF	$0.00
TR-13	Joint Trench Mainline Extension and Pole Removal	1,346	$625.00	LF	$841,250.00
TR-14	Irrigation Realignment		$185.00	LF	$0.00
TR-15	Irrigation Transition Structure		$95,000.00	EA	$0.00
TR-16	Rough Grading	2,888	$5.50	CY	$15,883.59
TR-17	Erosion Control Improvements	1.8	$2,750.00	AC	$4,950.00
TR-18	Street Fine Grading	75,720	$0.65	SF	$49,218.00
TR-19	6" Vertical Curb and Gutter	1,302	$22.50	LF	$29,295.00
TR-20	8" Median Curb		$25.00	LF	$0.00
TR-21	6" PCC Concrete Walk (Includes Ramps and Returns)	6,427	$6.50	SF	$41,775.50
TR-22	ADA Ramp (Labor and Truncated Domes Only)	2	$2,100.00	EA	$4,200.00
TR-23	Mid-Block ADA Ramp (Labor and Truncated Domes Only)		$1,200.00	EA	$0.00
TR-24	4.0" AC over 16.0" AB Pavement	37,523	$5.75	SF	$215,757.25
TR-25	Landscape w/ Irrigation (Streetscape)	31,770	$12.50	SF	$397,125.00
TR-26	Landscape w/ Irrigation (Median)		$12.50	SF	$0.00
TR-27	8.00' Masonry Wall		$232.50	LF	$0.00
TR-28	MID Canal Masonry Wall and Fence		$145.00	LF	$0.00
TR-29	Right of Way Acquisition / Dedication	85,427	$4.00	SF	$341,708.80
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$1,988,877.16**
PK.	**PARKS**				
PK-1	Landscape w/ Irrigation (Basin)		$6.50	SF	$0.00
PK-2	Landscape w/ Irrigation (Park Area)		$14.50	SF	$0.00
PK-3	Landscape / Park Dedication	24,129	$4.00	SF	$96,516.16
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$96,516.16**
	CONSTRUCTION SUB-TOTAL ===>				**$2,236,147.32**
	20% CONTINGENCY ===>				**$447,229.46**
	CONSTRUCTION TOTAL ===>				**$2,683,376.79**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Segment - 13
Commercial Backbone Street #1 from Moffett Road to Prairie Flower Road

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
SS.	**SANITARY SEWER**				
SS-1	24" PVC - Sanitary Sewer		$204.00	LF	$0.00
SS-2	18" PVC - Sanitary Sewer		$153.00	LF	$0.00
SS-3	15" PVC - Sanitary Sewer		$120.00	LF	$0.00
SS-4	12" PVC - Sanitary Sewer		$96.00	LF	$0.00
SS-5	10" PVC - Sanitary Sewer		$75.00	LF	$0.00
SS-6	8" PVC - Sanitary Sewer	1,259	$60.00	LF	$75,540.00
SS-7	12" PVC - Sanitary Sewer Force Main		$114.00	LF	$0.00
SS-8	48" - Sanitary Sewer Manhole	2	$6,500.00	EA	$13,000.00
SS-9	Connect to Existing Sewer Manhole		$4,500.00	EA	$0.00
SS-10	Sanitary Sewer Pump Station - Complete		$2,250,000.00	LS	$0.00
			SUB-TOTAL OF SANITARY SEWER IMPROVEMENTS ===>		**$88,540.00**
SD.	**STORM DRAINAGE**				
SD-1	72" RCP - Storm Drainage		$504.00	LF	$0.00
SD-2	60" RCP - Storm Drainage		$420.00	LF	$0.00
SD-3	54" RCP - Storm Drainage		$351.00	LF	$0.00
SD-4	48" RCP - Storm Drainage	1,112	$312.00	LF	$346,944.00
SD-5	42" RCP - Storm Drainage		$210.00	LF	$0.00
SD-6	36" RCP - Storm Drainage		$180.00	LF	$0.00
SD-7	30" RCP - Storm Drainage		$135.00	LF	$0.00
SD-8	24" RCP - Storm Drainage		$108.00	LF	$0.00
SD-9	18" RCP - Storm Drainage		$72.00	LF	$0.00
SD-10	12" RCP - Storm Drainage		$48.00	LF	$0.00
SD-11	84" - Storm Drainage Manhole	1	$9,000.00	EA	$9,000.00
SD-12	60" - Storm Drainage Manhole		$5,500.00	EA	$0.00
SD-13	48" - Storm Drainage Manhole		$5,000.00	EA	$0.00
SD-14	Storm Drainage Basin Outfall Structure		$12,500.00	EA	$0.00
SD-15	Storm Drainage Basin Inlet Structure		$7,500.00	EA	$0.00
SD-16	Storm Drain Lift Station and Outfall to TID Facility		$850,000.00	EA	$0.00
			SUB-TOTAL OF STORM DRAINAGE IMPROVEMENTS ===>		**$355,944.00**
WT.	**WATER SYSTEM**				
WT-1	16" PVC - Water		$168.00	LF	$0.00
WT-2	12" PVC - Water	2,028	$126.00	LF	$255,528.00
WT-3	8" PVC - Water		$84.00	LF	$0.00
WT-4	16" Butterfly Valve		$7,500.00	EA	$0.00
WT-5	12" Butterfly Valve	3	$4,500.00	EA	$13,500.00
WT-6	8" Gate Valve		$2,800.00	EA	$0.00
WT-7	Stub and Plug Proposed Water Line		$4,000.00	EA	$0.00
WT-8	Connect to Existing Water Line	1	$6,500.00	EA	$6,500.00
WT-9	Water Well - Complete		$4,000,000.00	LS	$0.00
WT-9	Water Tank - Complete		$10,500,000.00	LS	$0.00
			SUB-TOTAL OF WATER SYSTEM IMPROVEMENTS ===>		**$275,528.00**

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
NP.	**NON-POTABLE WATER SYSTEM**				
NP-1	12" PVC - Non-Potable Water		$90.00	LF	$0.00
NP-2	8" PVC - Non-Potable Water		$60.00	LF	$0.00
NP-3	12" Butterfly Valve Non-Potable		$4,500.00	EA	$0.00
NP-4	8" Gate Valve Non-Potable		$2,800.00	EA	$0.00
NP-5	Stub and Plug Proposed Non-Potable Water		$1,750.00	EA	$0.00
NP-6	Landscape Irrigation Well		$350,000.00	EA	$0.00
	SUB-TOTAL OF NON-POTABLE WATER IMPROVEMENTS ===>				**$0.00**
TR.	**TRANSPORTATION**				
TR-1	Orchard Removal	3.5	$500.00	AC	$1,738.50
TR-2	Sawcut Existing Pavement		$4.00	LF	$0.00
TR-3	Remove Existing Pavement		$1.50	SF	$0.00
TR-4	Remove Existing Concrete		$3.00	SF	$0.00
TR-5	Remove Irrigation Structure		$5,000.00	EA	$0.00
TR-6	Remove Irrigation Structure Large		$10,000.00	EA	$0.00
TR-7	Remove Irrigation	254	$22.50	LF	$5,715.00
TR-8	Remove Existing Building		$40,000.00	EA	$0.00
TR-9	Remove Existing Shed		$5,000.00	EA	$0.00
TR-10	Remove Existing Fence		$7.50	LF	$0.00
TR-11	Remove Existing Tree		$2,500.00	EA	$0.00
TR-12	Joint Trench Mainline Extension	1,530	$500.00	LF	$765,000.00
TR-13	Joint Trench Mainline Extension and Pole Removal		$625.00	LF	$0.00
TR-14	Irrigation Realignment		$185.00	LF	$0.00
TR-15	Irrigation Transition Structure		$95,000.00	EA	$0.00
TR-16	Rough Grading	4,555	$5.50	CY	$25,051.28
TR-17	Erosion Control Improvements	2.8	$2,750.00	AC	$7,700.00
TR-18	Street Fine Grading	116,335	$0.65	SF	$75,617.75
TR-19	6" Vertical Curb and Gutter	3,060	$22.50	LF	$68,850.00
TR-20	8" Median Curb		$25.00	LF	$0.00
TR-21	6" PCC Concrete Walk (Includes Ramps and Returns)	15,298	$6.50	SF	$99,437.00
TR-22	ADA Ramp (Labor and Truncated Domes Only)		$2,100.00	EA	$0.00
TR-23	Mid-Block ADA Ramp (Labor and Truncated Domes Only)		$1,200.00	EA	$0.00
TR-24	4.0" AC over 16.0" AB Pavement	53,510	$5.75	SF	$307,682.50
TR-25	Landscape w/ Irrigation (Streetscape)	47,527	$12.50	SF	$594,087.50
TR-26	Landscape w/ Irrigation (Median)		$12.50	SF	$0.00
TR-27	8.00' Masonry Wall		$232.50	LF	$0.00
TR-28	MID Canal Masonry Wall and Fence		$145.00	LF	$0.00
TR-29	Right of Way Acquisition / Dedication	129,347	$4.00	SF	$517,387.88
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$2,468,267.41**
PK.	**PARKS**				
PK-1	Landscape w/ Irrigation (Basin)		$6.50	SF	$0.00
PK-2	Landscape w/ Irrigation (Park Area)		$14.50	SF	$0.00
PK-3	Landscape / Park Dedication	30,133	$4.00	SF	$120,530.80
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$120,530.80**
	CONSTRUCTION SUB-TOTAL ===>				**$3,308,810.21**
	20% CONTINGENCY ===>				**$661,762.04**
	CONSTRUCTION TOTAL ===>				**$3,970,572.25**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Segment - 14
Commercial Backbone Street #2 from Prairie Flower Road to E. Redwood Road

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
SS.	**SANITARY SEWER**				
SS-1	24" PVC - Sanitary Sewer		$204.00	LF	$0.00
SS-2	18" PVC - Sanitary Sewer		$153.00	LF	$0.00
SS-3	15" PVC - Sanitary Sewer		$120.00	LF	$0.00
SS-4	12" PVC - Sanitary Sewer		$96.00	LF	$0.00
SS-5	10" PVC - Sanitary Sewer		$75.00	LF	$0.00
SS-6	8" PVC - Sanitary Sewer	999	$60.00	LF	$59,940.00
SS-7	12" PVC - Sanitary Sewer Force Main		$114.00	LF	$0.00
SS-8	48" - Sanitary Sewer Manhole	1	$6,500.00	EA	$6,500.00
SS-9	Connect to Existing Sewer Manhole		$4,500.00	EA	$0.00
SS-10	Sanitary Sewer Pump Station - Complete		$2,250,000.00	LS	$0.00
	SUB-TOTAL OF SANITARY SEWER IMPROVEMENTS ===>				**$66,440.00**
SD.	**STORM DRAINAGE**				
SD-1	72" RCP - Storm Drainage		$504.00	LF	$0.00
SD-2	60" RCP - Storm Drainage		$420.00	LF	$0.00
SD-3	54" RCP - Storm Drainage		$351.00	LF	$0.00
SD-4	48" RCP - Storm Drainage		$312.00	LF	$0.00
SD-5	42" RCP - Storm Drainage		$210.00	LF	$0.00
SD-6	36" RCP - Storm Drainage	866	$180.00	LF	$155,880.00
SD-7	30" RCP - Storm Drainage		$135.00	LF	$0.00
SD-8	24" RCP - Storm Drainage		$108.00	LF	$0.00
SD-9	18" RCP - Storm Drainage		$72.00	LF	$0.00
SD-10	12" RCP - Storm Drainage		$48.00	LF	$0.00
SD-11	84" - Storm Drainage Manhole		$9,000.00	EA	$0.00
SD-12	60" - Storm Drainage Manhole	1	$5,500.00	EA	$5,500.00
SD-13	48" - Storm Drainage Manhole		$5,000.00	EA	$0.00
SD-14	Storm Drainage Basin Outfall Structure		$12,500.00	EA	$0.00
SD-15	Storm Drainage Basin Inlet Structure		$7,500.00	EA	$0.00
SD-16	Storm Drain Lift Station and Outfall to TID Facility		$850,000.00	EA	$0.00
	SUB-TOTAL OF STORM DRAINAGE IMPROVEMENTS ===>				**$161,380.00**
WT.	**WATER SYSTEM**				
WT-1	16" PVC - Water		$168.00	LF	$0.00
WT-2	12" PVC - Water	2,694	$126.00	LF	$339,444.00
WT-3	8" PVC - Water		$84.00	LF	$0.00
WT-4	16" Butterfly Valve		$7,500.00	EA	$0.00
WT-5	12" Butterfly Valve	2	$4,500.00	EA	$9,000.00
WT-6	8" Gate Valve		$2,800.00	EA	$0.00
WT-7	Stub and Plug Proposed Water Line		$4,000.00	EA	$0.00
WT-8	Connect to Existing Water Line		$6,500.00	EA	$0.00
WT-9	Water Well - Complete		$4,000,000.00	LS	$0.00
WT-9	Water Tank - Complete		$10,500,000.00	LS	$0.00
	SUB-TOTAL OF WATER SYSTEM IMPROVEMENTS ===>				**$348,444.00**

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
NP.	**NON-POTABLE WATER SYSTEM**				
NP-1	12" PVC - Non-Potable Water		$90.00	LF	$0.00
NP-2	8" PVC - Non-Potable Water		$60.00	LF	$0.00
NP-3	12" Butterfly Valve Non-Potable		$4,500.00	EA	$0.00
NP-4	8" Gate Valve Non-Potable		$2,800.00	EA	$0.00
NP-5	Stub and Plug Proposed Non-Potable Water		$1,750.00	EA	$0.00
NP-6	Landscape Irrigation Well		$350,000.00	EA	$0.00
	SUB-TOTAL OF NON-POTABLE WATER IMPROVEMENTS ===>				**$0.00**
TR.	**TRANSPORTATION**				
TR-1	Orchard Removal	1.1	$500.00	AC	$536.00
TR-2	Sawcut Existing Pavement		$4.00	LF	$0.00
TR-3	Remove Existing Pavement		$1.50	SF	$0.00
TR-4	Remove Existing Concrete		$3.00	SF	$0.00
TR-5	Remove Irrigation Structure	1	$5,000.00	EA	$5,000.00
TR-6	Remove Irrigation Structure Large		$10,000.00	EA	$0.00
TR-7	Remove Irrigation	239	$22.50	LF	$5,377.50
TR-8	Remove Existing Building		$40,000.00	EA	$0.00
TR-9	Remove Existing Shed	2	$5,000.00	EA	$10,000.00
TR-10	Remove Existing Fence	550	$7.50	LF	$4,125.00
TR-11	Remove Existing Tree		$2,500.00	EA	$0.00
TR-12	Joint Trench Mainline Extension	1,211	$500.00	LF	$605,500.00
TR-13	Joint Trench Mainline Extension and Pole Removal		$625.00	LF	$0.00
TR-14	Irrigation Realignment		$185.00	LF	$0.00
TR-15	Irrigation Transition Structure		$95,000.00	EA	$0.00
TR-16	Rough Grading	3,620	$5.50	CY	$19,908.98
TR-17	Erosion Control Improvements	2.2	$2,750.00	AC	$6,050.00
TR-18	Street Fine Grading	92,522	$0.65	SF	$60,139.30
TR-19	6" Vertical Curb and Gutter	2,422	$22.50	LF	$54,495.00
TR-20	8" Median Curb		$25.00	LF	$0.00
TR-21	6" PCC Concrete Walk (Includes Ramps and Returns)	12,108	$6.50	SF	$78,702.00
TR-22	ADA Ramp (Labor and Truncated Domes Only)		$2,100.00	EA	$0.00
TR-23	Mid-Block ADA Ramp (Labor and Truncated Domes Only)		$1,200.00	EA	$0.00
TR-24	4.0" AC over 16.0" AB Pavement	42,379	$5.75	SF	$243,679.25
TR-25	Landscape w/ Irrigation (Streetscape)	38,035	$12.50	SF	$475,437.50
TR-26	Landscape w/ Irrigation (Median)		$12.50	SF	$0.00
TR-27	8.00' Masonry Wall		$232.50	LF	$0.00
TR-28	MID Canal Masonry Wall and Fence		$145.00	LF	$0.00
TR-29	Right of Way Acquisition / Dedication	84,640	$4.00	SF	$338,561.68
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$1,907,512.21**
PK.	**PARKS**				
PK-1	Landscape w/ Irrigation (Basin)		$6.50	SF	$0.00
PK-2	Landscape w/ Irrigation (Park Area)		$14.50	SF	$0.00
PK-3	Landscape / Park Dedication	24,420	$4.00	SF	$97,679.52
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$97,679.52**
	CONSTRUCTION SUB-TOTAL ===>				**$2,581,455.73**
	20% CONTINGENCY ===>				**$516,291.15**
	CONSTRUCTION TOTAL ===>				**$3,097,746.88**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Area - 1
West Infrastructure Improvements

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
SS.	**SANITARY SEWER**				
SS-1	24" PVC - Sanitary Sewer		$204.00	LF	$0.00
SS-2	18" PVC - Sanitary Sewer		$153.00	LF	$0.00
SS-3	15" PVC - Sanitary Sewer		$120.00	LF	$0.00
SS-4	12" PVC - Sanitary Sewer		$96.00	LF	$0.00
SS-5	10" PVC - Sanitary Sewer		$75.00	LF	$0.00
SS-6	8" PVC - Sanitary Sewer	918	$60.00	LF	$55,080.00
SS-7	12" PVC - Sanitary Sewer Force Main		$114.00	LF	$0.00
SS-8	48" - Sanitary Sewer Manhole	1	$6,500.00	EA	$6,500.00
SS-9	Connect to Existing Sewer Manhole		$4,500.00	EA	$0.00
SS-10	Sanitary Sewer Pump Station - Complete		$2,250,000.00	LS	$0.00
			SUB-TOTAL OF SANITARY SEWER IMPROVEMENTS ===>		**$61,580.00**
SD.	**STORM DRAINAGE**				
SD-1	72" RCP - Storm Drainage		$504.00	LF	$0.00
SD-2	60" RCP - Storm Drainage	409	$420.00	LF	$171,780.00
SD-3	54" RCP - Storm Drainage	330	$351.00	LF	$115,830.00
SD-4	48" RCP - Storm Drainage		$312.00	LF	$0.00
SD-5	42" RCP - Storm Drainage	195	$210.00	LF	$40,950.00
SD-6	36" RCP - Storm Drainage	193	$180.00	LF	$34,740.00
SD-7	30" RCP - Storm Drainage	1,250	$135.00	LF	$168,750.00
SD-8	24" RCP - Storm Drainage	250	$108.00	LF	$27,000.00
SD-9	18" RCP - Storm Drainage		$72.00	LF	$0.00
SD-10	12" RCP - Storm Drainage		$48.00	LF	$0.00
SD-11	84" - Storm Drainage Manhole	2	$9,000.00	EA	$18,000.00
SD-12	60" - Storm Drainage Manhole		$5,500.00	EA	$0.00
SD-13	48" - Storm Drainage Manhole	1	$5,000.00	EA	$5,000.00
SD-14	Storm Drainage Basin Outfall Structure	1	$12,500.00	EA	$12,500.00
SD-15	Storm Drainage Basin Inlet Structure		$7,500.00	EA	$0.00
SD-16	Storm Drain Lift Station and Outfall to TID Facility	1	$850,000.00	EA	$850,000.00
			SUB-TOTAL OF STORM DRAINAGE IMPROVEMENTS ===>		**$1,444,550.00**
WT.	**WATER SYSTEM**				
WT-1	16" PVC - Water		$168.00	LF	$0.00
WT-2	12" PVC - Water	2,688	$126.00	LF	$338,688.00
WT-3	8" PVC - Water		$84.00	LF	$0.00
WT-4	16" Butterfly Valve		$7,500.00	EA	$0.00
WT-5	12" Butterfly Valve		$4,500.00	EA	$0.00
WT-6	8" Gate Valve		$2,800.00	EA	$0.00
WT-7	Stub and Plug Proposed Water Line		$4,000.00	EA	$0.00
WT-8	Connect to Existing Water Line		$6,500.00	EA	$0.00
WT-9	Water Well - Complete		$4,000,000.00	LS	$0.00
WT-9	Water Tank - Complete		$10,500,000.00	LS	$0.00
			SUB-TOTAL OF WATER SYSTEM IMPROVEMENTS ===>		**$338,688.00**

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
NP.	**NON-POTABLE WATER SYSTEM**				
NP-1	12" PVC - Non-Potable Water		$90.00	LF	$0.00
NP-2	8" PVC - Non-Potable Water		$60.00	LF	$0.00
NP-3	12" Butterfly Valve Non-Potable		$4,500.00	EA	$0.00
NP-4	8" Gate Valve Non-Potable		$2,800.00	EA	$0.00
NP-5	Stub and Plug Proposed Non-Potable Water		$1,750.00	EA	$0.00
NP-6	Landscape Irrigation Well	1	$350,000.00	EA	$350,000.00
	SUB-TOTAL OF NON-POTABLE WATER IMPROVEMENTS ===>				**$350,000.00**
TR.	**TRANSPORTATION**				
TR-1	Orchard Removal	60.9	$500.00	AC	$30,459.45
TR-2	Sawcut Existing Pavement		$4.00	LF	$0.00
TR-3	Remove Existing Pavement		$1.50	SF	$0.00
TR-4	Remove Existing Concrete		$3.00	SF	$0.00
TR-5	Remove Irrigation Structure		$5,000.00	EA	$0.00
TR-6	Remove Irrigation Structure Large	3	$10,000.00	EA	$30,000.00
TR-7	Remove Irrigation	2,966	$22.50	LF	$66,735.00
TR-8	Remove Existing Building		$40,000.00	EA	$0.00
TR-9	Remove Existing Shed		$5,000.00	EA	$0.00
TR-10	Remove Existing Fence		$7.50	LF	$0.00
TR-11	Remove Existing Tree		$2,500.00	EA	$0.00
TR-12	Joint Trench Mainline Extension		$500.00	LF	$0.00
TR-13	Joint Trench Mainline Extension and Pole Removal		$625.00	LF	$0.00
TR-14	Irrigation Realignment	609	$185.00	LF	$112,665.00
TR-15	Irrigation Transition Structure	1	$95,000.00	EA	$95,000.00
TR-16	Rough Grading		$5.50	CY	$0.00
TR-17	Erosion Control Improvements		$2,750.00	AC	$0.00
TR-18	Street Fine Grading		$0.65	SF	$0.00
TR-19	6" Vertical Curb and Gutter		$22.50	LF	$0.00
TR-20	8" Median Curb		$25.00	LF	$0.00
TR-21	6" PCC Concrete Walk (Includes Ramps and Returns)	21,456	$6.50	SF	$139,464.00
TR-22	ADA Ramp (Labor and Truncated Domes Only)		$2,100.00	EA	$0.00
TR-23	Mid-Block ADA Ramp (Labor and Truncated Domes Only)		$1,200.00	EA	$0.00
TR-24	4.0" AC over 16.0" AB Pavement		$5.75	SF	$0.00
TR-25	Landscape w/ Irrigation (Streetscape)		$12.50	SF	$0.00
TR-26	Landscape w/ Irrigation (Median)		$12.50	SF	$0.00
TR-27	8.00' Masonry Wall		$232.50	LF	$0.00
TR-28	MID Canal Masonry Wall and Fence	2,682	$145.00	LF	$388,890.00
TR-29	Right of Way Acquisition / Dedication		$4.00	SF	$0.00
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$863,213.45**
PK.	**PARKS**				
PK-1	Landscape w/ Irrigation (Basin)	163,364	$6.50	SF	$1,061,866.00
PK-2	Landscape w/ Irrigation (Park Area)	170,194	$14.50	SF	$2,467,813.00
PK-3	Landscape / Park Dedication	333,558	$4.00	SF	$1,334,232.56
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$4,863,911.56**

CONSTRUCTION SUB-TOTAL ===>	**$7,921,943.01**
20% CONTINGENCY ===>	**$1,584,388.60**
CONSTRUCTION TOTAL ===>	**$9,506,331.61**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost
Area - 2
North Infrastructure Improvements

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
SS.	**SANITARY SEWER**				
SS-1	24" PVC - Sanitary Sewer		$204.00	LF	$0.00
SS-2	18" PVC - Sanitary Sewer		$153.00	LF	$0.00
SS-3	15" PVC - Sanitary Sewer		$120.00	LF	$0.00
SS-4	12" PVC - Sanitary Sewer		$96.00	LF	$0.00
SS-5	10" PVC - Sanitary Sewer		$75.00	LF	$0.00
SS-6	8" PVC - Sanitary Sewer		$60.00	LF	$0.00
SS-7	12" PVC - Sanitary Sewer Force Main		$114.00	LF	$0.00
SS-8	48" - Sanitary Sewer Manhole		$6,500.00	EA	$0.00
SS-9	Connect to Existing Sewer Manhole		$4,500.00	EA	$0.00
SS-10	Sanitary Sewer Pump Station - Complete		$2,250,000.00	LS	$0.00
			SUB-TOTAL OF SANITARY SEWER IMPROVEMENTS ===>		**$0.00**
SD.	**STORM DRAINAGE**				
SD-1	72" RCP - Storm Drainage		$504.00	LF	$0.00
SD-2	60" RCP - Storm Drainage		$420.00	LF	$0.00
SD-3	54" RCP - Storm Drainage	159	$351.00	LF	$55,809.00
SD-4	48" RCP - Storm Drainage	250	$312.00	LF	$78,000.00
SD-5	42" RCP - Storm Drainage		$210.00	LF	$0.00
SD-6	36" RCP - Storm Drainage	384	$180.00	LF	$69,120.00
SD-7	30" RCP - Storm Drainage	500	$135.00	LF	$67,500.00
SD-8	24" RCP - Storm Drainage		$108.00	LF	$0.00
SD-9	18" RCP - Storm Drainage	61	$72.00	LF	$4,392.00
SD-10	12" RCP - Storm Drainage	633	$48.00	LF	$30,384.00
SD-11	84" - Storm Drainage Manhole		$9,000.00	EA	$0.00
SD-12	60" - Storm Drainage Manhole		$5,500.00	EA	$0.00
SD-13	48" - Storm Drainage Manhole		$5,000.00	EA	$0.00
SD-14	Storm Drainage Basin Outfall Structure	1	$12,500.00	EA	$12,500.00
SD-15	Storm Drainage Basin Inlet Structure	4	$7,500.00	EA	$30,000.00
SD-16	Storm Drain Lift Station and Outfall to TID Facility		$850,000.00	EA	$0.00
			SUB-TOTAL OF STORM DRAINAGE IMPROVEMENTS ===>		**$347,705.00**
WT.	**WATER SYSTEM**				
WT-1	16" PVC - Water		$168.00	LF	$0.00
WT-2	12" PVC - Water		$126.00	LF	$0.00
WT-3	8" PVC - Water		$84.00	LF	$0.00
WT-4	16" Butterfly Valve		$7,500.00	EA	$0.00
WT-5	12" Butterfly Valve		$4,500.00	EA	$0.00
WT-6	8" Gate Valve		$2,800.00	EA	$0.00
WT-7	Stub and Plug Proposed Water Line		$4,000.00	EA	$0.00
WT-8	Connect to Existing Water Line		$6,500.00	EA	$0.00
WT-9	Water Well - Complete		$4,000,000.00	LS	$0.00
WT-9	Water Tank - Complete		$10,500,000.00	LS	$0.00
			SUB-TOTAL OF WATER SYSTEM IMPROVEMENTS ===>		**$0.00**

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
NP.	**NON-POTABLE WATER SYSTEM**				
NP-1	12" PVC - Non-Potable Water		$90.00	LF	$0.00
NP-2	8" PVC - Non-Potable Water		$60.00	LF	$0.00
NP-3	12" Butterfly Valve Non-Potable		$4,500.00	EA	$0.00
NP-4	8" Gate Valve Non-Potable		$2,800.00	EA	$0.00
NP-5	Stub and Plug Proposed Non-Potable Water		$1,750.00	EA	$0.00
NP-6	Landscape Irrigation Well	1	$350,000.00	EA	$350,000.00
	SUB-TOTAL OF NON-POTABLE WATER IMPROVEMENTS ===>				**$350,000.00**
TR.	**TRANSPORTATION**				
TR-1	Orchard Removal	54.4	$500.00	AC	$27,184.14
TR-2	Sawcut Existing Pavement		$4.00	LF	$0.00
TR-3	Remove Existing Pavement		$1.50	SF	$0.00
TR-4	Remove Existing Concrete		$3.00	SF	$0.00
TR-5	Remove Irrigation Structure	1	$5,000.00	EA	$5,000.00
TR-6	Remove Irrigation Structure Large	7	$10,000.00	EA	$70,000.00
TR-7	Remove Irrigation	5,777	$22.50	LF	$129,982.50
TR-8	Remove Existing Building		$40,000.00	EA	$0.00
TR-9	Remove Existing Shed		$5,000.00	EA	$0.00
TR-10	Remove Existing Fence		$7.50	LF	$0.00
TR-11	Remove Existing Tree		$2,500.00	EA	$0.00
TR-12	Joint Trench Mainline Extension		$500.00	LF	$0.00
TR-13	Joint Trench Mainline Extension and Pole Removal		$625.00	LF	$0.00
TR-14	Irrigation Realignment		$185.00	LF	$0.00
TR-15	Irrigation Transition Structure		$95,000.00	EA	$0.00
TR-16	Rough Grading		$5.50	CY	$0.00
TR-17	Erosion Control Improvements		$2,750.00	AC	$0.00
TR-18	Street Fine Grading		$0.65	SF	$0.00
TR-19	6" Vertical Curb and Gutter		$22.50	LF	$0.00
TR-20	8" Median Curb		$25.00	LF	$0.00
TR-21	6" PCC Concrete Walk (Includes Ramps and Returns)		$6.50	SF	$0.00
TR-22	ADA Ramp (Labor and Truncated Domes Only)		$2,100.00	EA	$0.00
TR-23	Mid-Block ADA Ramp (Labor and Truncated Domes Only)		$1,200.00	EA	$0.00
TR-24	4.0" AC over 16.0" AB Pavement		$5.75	SF	$0.00
TR-25	Landscape w/ Irrigation (Streetscape)		$12.50	SF	$0.00
TR-26	Landscape w/ Irrigation (Median)		$12.50	SF	$0.00
TR-27	8.00' Masonry Wall		$232.50	LF	$0.00
TR-28	MID Canal Masonry Wall and Fence		$145.00	LF	$0.00
TR-29	Right of Way Acquisition / Dedication		$4.00	SF	$0.00
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$232,166.64**
PK.	**PARKS**				
PK-1	Landscape w/ Irrigation (Basin)	88,517	$6.50	SF	$575,360.50
PK-2	Landscape w/ Irrigation (Park Area)	98,621	$14.50	SF	$1,430,004.50
PK-3	Landscape / Park Dedication	187,138	$4.00	SF	$748,552.44
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$2,753,917.44**

CONSTRUCTION SUB-TOTAL ===>	**$3,683,789.08**
20% CONTINGENCY ===>	**$736,757.82**
CONSTRUCTION TOTAL ===>	**$4,420,546.89**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost
Area 3
South Infrastructure Improvements

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
SS.	**SANITARY SEWER**				
SS-1	24" PVC - Sanitary Sewer		$204.00	LF	$0.00
SS-2	18" PVC - Sanitary Sewer		$153.00	LF	$0.00
SS-3	15" PVC - Sanitary Sewer		$120.00	LF	$0.00
SS-4	12" PVC - Sanitary Sewer		$96.00	LF	$0.00
SS-5	10" PVC - Sanitary Sewer		$75.00	LF	$0.00
SS-6	8" PVC - Sanitary Sewer	873	$60.00	LF	$52,380.00
SS-7	12" PVC - Sanitary Sewer Force Main		$114.00	LF	$0.00
SS-8	48" - Sanitary Sewer Manhole		$6,500.00	EA	$0.00
SS-9	Connect to Existing Sewer Manhole		$4,500.00	EA	$0.00
SS-10	Sanitary Sewer Pump Station - Complete		$2,250,000.00	LS	$0.00
			SUB-TOTAL OF SANITARY SEWER IMPROVEMENTS ===>		**$52,380.00**
SD.	**STORM DRAINAGE**				
SD-1	72" RCP - Storm Drainage		$504.00	LF	$0.00
SD-2	60" RCP - Storm Drainage		$420.00	LF	$0.00
SD-3	54" RCP - Storm Drainage		$351.00	LF	$0.00
SD-4	48" RCP - Storm Drainage		$312.00	LF	$0.00
SD-5	42" RCP - Storm Drainage	170	$210.00	LF	$35,700.00
SD-6	36" RCP - Storm Drainage	250	$180.00	LF	$45,000.00
SD-7	30" RCP - Storm Drainage	750	$135.00	LF	$101,250.00
SD-8	24" RCP - Storm Drainage	1,000	$108.00	LF	$108,000.00
SD-9	18" RCP - Storm Drainage		$72.00	LF	$0.00
SD-10	12" RCP - Storm Drainage		$48.00	LF	$0.00
SD-11	84" - Storm Drainage Manhole		$9,000.00	EA	$0.00
SD-12	60" - Storm Drainage Manhole		$5,500.00	EA	$0.00
SD-13	48" - Storm Drainage Manhole		$5,000.00	EA	$0.00
SD-14	Storm Drainage Basin Outfall Structure	1	$12,500.00	EA	$12,500.00
SD-15	Storm Drainage Basin Inlet Structure		$7,500.00	EA	$0.00
SD-16	Storm Drain Lift Station and Outfall to TID Facility	1	$850,000.00	EA	$850,000.00
			SUB-TOTAL OF STORM DRAINAGE IMPROVEMENTS ===>		**$1,152,450.00**
WT.	**WATER SYSTEM**				
WT-1	16" PVC - Water		$168.00	LF	$0.00
WT-2	12" PVC - Water		$126.00	LF	$0.00
WT-3	8" PVC - Water		$84.00	LF	$0.00
WT-4	16" Butterfly Valve		$7,500.00	EA	$0.00
WT-5	12" Butterfly Valve		$4,500.00	EA	$0.00
WT-6	8" Gate Valve		$2,800.00	EA	$0.00
WT-7	Stub and Plug Proposed Water Line		$4,000.00	EA	$0.00
WT-8	Connect to Existing Water Line		$6,500.00	EA	$0.00
WT-9	Water Well - Complete		$4,000,000.00	LS	$0.00
WT-9	Water Tank - Complete		$10,500,000.00	LS	$0.00
			SUB-TOTAL OF WATER SYSTEM IMPROVEMENTS ===>		**$0.00**

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
NP.	**NON-POTABLE WATER SYSTEM**				
NP-1	12" PVC - Non-Potable Water		$90.00	LF	$0.00
NP-2	8" PVC - Non-Potable Water		$60.00	LF	$0.00
NP-3	12" Butterfly Valve Non-Potable		$4,500.00	EA	$0.00
NP-4	8" Gate Valve Non-Potable		$2,800.00	EA	$0.00
NP-5	Stub and Plug Proposed Non-Potable Water		$1,750.00	EA	$0.00
NP-6	Landscape Irrigation Well		$350,000.00	EA	$0.00
	SUB-TOTAL OF NON-POTABLE WATER IMPROVEMENTS ===>				**$0.00**
TR.	**TRANSPORTATION**				
TR-1	Orchard Removal	37.1	$500.00	AC	$18,542.83
TR-2	Sawcut Existing Pavement		$4.00	LF	$0.00
TR-3	Remove Existing Pavement		$1.50	SF	$0.00
TR-4	Remove Existing Concrete		$3.00	SF	$0.00
TR-5	Remove Irrigation Structure	8	$5,000.00	EA	$40,000.00
TR-6	Remove Irrigation Structure Large	5	$10,000.00	EA	$50,000.00
TR-7	Remove Irrigation	7,036	$22.50	LF	$158,310.00
TR-8	Remove Existing Building		$40,000.00	EA	$0.00
TR-9	Remove Existing Shed		$5,000.00	EA	$0.00
TR-10	Remove Existing Fence		$7.50	LF	$0.00
TR-11	Remove Existing Tree		$2,500.00	EA	$0.00
TR-12	Joint Trench Mainline Extension		$500.00	LF	$0.00
TR-13	Joint Trench Mainline Extension and Pole Removal		$625.00	LF	$0.00
TR-14	Irrigation Realignment		$185.00	LF	$0.00
TR-15	Irrigation Transition Structure		$95,000.00	EA	$0.00
TR-16	Rough Grading		$5.50	CY	$0.00
TR-17	Erosion Control Improvements		$2,750.00	AC	$0.00
TR-18	Street Fine Grading		$0.65	SF	$0.00
TR-19	6" Vertical Curb and Gutter		$22.50	LF	$0.00
TR-20	8" Median Curb		$25.00	LF	$0.00
TR-21	6" PCC Concrete Walk (Includes Ramps and Returns)	21,006	$6.50	SF	$136,539.00
TR-22	ADA Ramp (Labor and Truncated Domes Only)		$2,100.00	EA	$0.00
TR-23	Mid-Block ADA Ramp (Labor and Truncated Domes Only)		$1,200.00	EA	$0.00
TR-24	4.0" AC over 16.0" AB Pavement		$5.75	SF	$0.00
TR-25	Landscape w/ Irrigation (Streetscape)		$12.50	SF	$0.00
TR-26	Landscape w/ Irrigation (Median)		$12.50	SF	$0.00
TR-27	8.00' Masonry Wall		$232.50	LF	$0.00
TR-28	MID Canal Masonry Wall and Fence	2,616	$145.00	LF	$379,320.00
TR-29	Right of Way Acquisition / Dedication		$4.00	SF	$0.00
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$782,711.83**
PK.	**PARKS**				
PK-1	Landscape w/ Irrigation (Basin)	186,120	$6.50	SF	$1,209,780.00
PK-2	Landscape w/ Irrigation (Park Area)	156,369	$14.50	SF	$2,267,350.50
PK-3	Landscape / Park Dedication	342,488	$4.00	SF	$1,369,952.48
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$4,847,082.98**

CONSTRUCTION SUB-TOTAL ===>	**$6,834,624.81**
20% CONTINGENCY ===>	**$1,366,924.96**
CONSTRUCTION TOTAL ===>	**$8,201,549.77**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost
Area 4
East Infrastructure Improvements

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
SS.	**SANITARY SEWER**				
SS-1	24" PVC - Sanitary Sewer		$204.00	LF	$0.00
SS-2	18" PVC - Sanitary Sewer		$153.00	LF	$0.00
SS-3	15" PVC - Sanitary Sewer		$120.00	LF	$0.00
SS-4	12" PVC - Sanitary Sewer		$96.00	LF	$0.00
SS-5	10" PVC - Sanitary Sewer		$75.00	LF	$0.00
SS-6	8" PVC - Sanitary Sewer		$60.00	LF	$0.00
SS-7	12" PVC - Sanitary Sewer Force Main		$114.00	LF	$0.00
SS-8	48" - Sanitary Sewer Manhole		$6,500.00	EA	$0.00
SS-9	Connect to Existing Sewer Manhole		$4,500.00	EA	$0.00
SS-10	Sanitary Sewer Pump Station - Complete		$2,250,000.00	LS	$0.00
			SUB-TOTAL OF SANITARY SEWER IMPROVEMENTS ===>		**$0.00**
SD.	**STORM DRAINAGE**				
SD-1	72" RCP - Storm Drainage	349	$504.00	LF	$175,896.00
SD-2	60" RCP - Storm Drainage		$420.00	LF	$0.00
SD-3	54" RCP - Storm Drainage		$351.00	LF	$0.00
SD-4	48" RCP - Storm Drainage	1,000	$312.00	LF	$312,000.00
SD-5	42" RCP - Storm Drainage	309	$210.00	LF	$64,890.00
SD-6	36" RCP - Storm Drainage	1,250	$180.00	LF	$225,000.00
SD-7	30" RCP - Storm Drainage	500	$135.00	LF	$67,500.00
SD-8	24" RCP - Storm Drainage		$108.00	LF	$0.00
SD-9	18" RCP - Storm Drainage		$72.00	LF	$0.00
SD-10	12" RCP - Storm Drainage		$48.00	LF	$0.00
SD-11	84" - Storm Drainage Manhole		$9,000.00	EA	$0.00
SD-12	60" - Storm Drainage Manhole		$5,500.00	EA	$0.00
SD-13	48" - Storm Drainage Manhole		$5,000.00	EA	$0.00
SD-14	Storm Drainage Basin Outfall Structure	1	$12,500.00	EA	$12,500.00
SD-15	Storm Drainage Basin Inlet Structure		$7,500.00	EA	$0.00
SD-16	Storm Drain Lift Station and Outfall to TID Facility	1	$850,000.00	EA	$850,000.00
			SUB-TOTAL OF STORM DRAINAGE IMPROVEMENTS ===>		**$1,707,786.00**
WT.	**WATER SYSTEM**				
WT-1	16" PVC - Water	158	$168.00	LF	$26,544.00
WT-2	12" PVC - Water		$126.00	LF	$0.00
WT-3	8" PVC - Water		$84.00	LF	$0.00
WT-4	16" Butterfly Valve		$7,500.00	EA	$0.00
WT-5	12" Butterfly Valve		$4,500.00	EA	$0.00
WT-6	8" Gate Valve		$2,800.00	EA	$0.00
WT-7	Stub and Plug Proposed Water Line		$4,000.00	EA	$0.00
WT-8	Connect to Existing Water Line		$6,500.00	EA	$0.00
WT-9	Water Well - Complete		$4,000,000.00	LS	$0.00
WT-9	Water Tank - Complete		$10,500,000.00	LS	$0.00
			SUB-TOTAL OF WATER SYSTEM IMPROVEMENTS ===>		**$26,544.00**

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
NP.	**NON-POTABLE WATER SYSTEM**				
NP-1	12" PVC - Non-Potable Water		$90.00	LF	$0.00
NP-2	8" PVC - Non-Potable Water		$60.00	LF	$0.00
NP-3	12" Butterfly Valve Non-Potable		$4,500.00	EA	$0.00
NP-4	8" Gate Valve Non-Potable		$2,800.00	EA	$0.00
NP-5	Stub and Plug Proposed Non-Potable Water		$1,750.00	EA	$0.00
NP-6	Landscape Irrigation Well	1	$350,000.00	EA	$350,000.00
	SUB-TOTAL OF NON-POTABLE WATER IMPROVEMENTS ===>				**$350,000.00**
TR.	**TRANSPORTATION**				
TR-1	Orchard Removal	75.8	$500.00	AC	$37,896.55
TR-2	Sawcut Existing Pavement		$4.00	LF	$0.00
TR-3	Remove Existing Pavement		$1.50	SF	$0.00
TR-4	Remove Existing Concrete		$3.00	SF	$0.00
TR-5	Remove Irrigation Structure	1	$5,000.00	EA	$5,000.00
TR-6	Remove Irrigation Structure Large	4	$10,000.00	EA	$40,000.00
TR-7	Remove Irrigation	9,665	$22.50	LF	$217,462.50
TR-8	Remove Existing Building		$40,000.00	EA	$0.00
TR-9	Remove Existing Shed		$5,000.00	EA	$0.00
TR-10	Remove Existing Fence		$7.50	LF	$0.00
TR-11	Remove Existing Tree		$2,500.00	EA	$0.00
TR-12	Joint Trench Mainline Extension		$500.00	LF	$0.00
TR-13	Joint Trench Mainline Extension and Pole Removal		$625.00	LF	$0.00
TR-14	Irrigation Realignment		$185.00	LF	$0.00
TR-15	Irrigation Transition Structure		$95,000.00	EA	$0.00
TR-16	Rough Grading		$5.50	CY	$0.00
TR-17	Erosion Control Improvements		$2,750.00	AC	$0.00
TR-18	Street Fine Grading		$0.65	SF	$0.00
TR-19	6" Vertical Curb and Gutter		$22.50	LF	$0.00
TR-20	8" Median Curb		$25.00	LF	$0.00
TR-21	6" PCC Concrete Walk (Includes Ramps and Returns)	5,472	$6.50	SF	$35,568.00
TR-22	ADA Ramp (Labor and Truncated Domes Only)		$2,100.00	EA	$0.00
TR-23	Mid-Block ADA Ramp (Labor and Truncated Domes Only)		$1,200.00	EA	$0.00
TR-24	4.0" AC over 16.0" AB Pavement		$5.75	SF	$0.00
TR-25	Landscape w/ Irrigation (Streetscape)		$12.50	SF	$0.00
TR-26	Landscape w/ Irrigation (Median)		$12.50	SF	$0.00
TR-27	8.00' Masonry Wall		$232.50	LF	$0.00
TR-28	MID Canal Masonry Wall and Fence	2,728	$145.00	LF	$395,560.00
TR-29	Right of Way Acquisition / Dedication	259,593	$4.00	SF	$1,038,372.36
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$1,769,859.41**
PK.	**PARKS**				
PK-1	Landscape w/ Irrigation (Basin)	193,602	$6.50	SF	$1,258,413.00
PK-2	Landscape w/ Irrigation (Park Area)	310,009	$14.50	SF	$4,495,130.50
PK-3	Landscape / Park Dedication	575,364	$4.00	SF	$2,301,455.28
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$8,054,998.78**

CONSTRUCTION SUB-TOTAL ===>	**$11,909,188.19**
20% CONTINGENCY ===>	**$2,381,837.64**
CONSTRUCTION TOTAL ===>	**$14,291,025.83**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Regional
Shared Infrastructure Improvements

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
SS.	**SANITARY SEWER**				
SS-1	24" PVC - Sanitary Sewer		$204.00	LF	$0.00
SS-2	18" PVC - Sanitary Sewer		$153.00	LF	$0.00
SS-3	15" PVC - Sanitary Sewer		$120.00	LF	$0.00
SS-4	12" PVC - Sanitary Sewer		$96.00	LF	$0.00
SS-5	10" PVC - Sanitary Sewer		$75.00	LF	$0.00
SS-6	8" PVC - Sanitary Sewer		$60.00	LF	$0.00
SS-7	12" PVC - Sanitary Sewer Force Main		$114.00	LF	$0.00
SS-8	48" - Sanitary Sewer Manhole		$6,500.00	EA	$0.00
SS-9	Connect to Existing Sewer Manhole		$4,500.00	EA	$0.00
SS-10	Sanitary Sewer Pump Station - Complete	1	$2,250,000.00	LS	$2,250,000.00
			SUB-TOTAL OF SANITARY SEWER IMPROVEMENTS ===>		**$2,250,000.00**
SD.	**STORM DRAINAGE**				
SD-1	72" RCP - Storm Drainage		$504.00	LF	$0.00
SD-2	60" RCP - Storm Drainage		$420.00	LF	$0.00
SD-3	54" RCP - Storm Drainage		$351.00	LF	$0.00
SD-4	48" RCP - Storm Drainage		$312.00	LF	$0.00
SD-5	42" RCP - Storm Drainage		$210.00	LF	$0.00
SD-6	36" RCP - Storm Drainage		$180.00	LF	$0.00
SD-7	30" RCP - Storm Drainage		$135.00	LF	$0.00
SD-8	24" RCP - Storm Drainage		$108.00	LF	$0.00
SD-9	18" RCP - Storm Drainage		$72.00	LF	$0.00
SD-10	12" RCP - Storm Drainage		$48.00	LF	$0.00
SD-11	84" - Storm Drainage Manhole		$9,000.00	EA	$0.00
SD-12	60" - Storm Drainage Manhole		$5,500.00	EA	$0.00
SD-13	48" - Storm Drainage Manhole		$5,000.00	EA	$0.00
SD-14	Storm Drainage Basin Outfall Structure		$12,500.00	EA	$0.00
SD-15	Storm Drainage Basin Inlet Structure		$7,500.00	EA	$0.00
SD-16	Storm Drain Lift Station and Outfall to TID Facility		$850,000.00	EA	$0.00
			SUB-TOTAL OF STORM DRAINAGE IMPROVEMENTS ===>		**$0.00**
WT.	**WATER SYSTEM**				
WT-1	16" PVC - Water		$168.00	LF	$0.00
WT-2	12" PVC - Water		$126.00	LF	$0.00
WT-3	8" PVC - Water		$84.00	LF	$0.00
WT-4	16" Butterfly Valve		$7,500.00	EA	$0.00
WT-5	12" Butterfly Valve		$4,500.00	EA	$0.00
WT-6	8" Gate Valve		$2,800.00	EA	$0.00
WT-7	Stub and Plug Proposed Water Line		$4,000.00	EA	$0.00
WT-8	Connect to Existing Water Line		$6,500.00	EA	$0.00
WT-9	Water Well - Complete	1	$4,000,000.00	LS	$4,000,000.00
WT-9	Water Tank - Complete	1	$10,500,000.00	LS	$10,500,000.00
			SUB-TOTAL OF WATER SYSTEM IMPROVEMENTS ===>		**$14,500,000.00**

ITEM	DESCRIPTION	QUANTITY	UNIT COST		COST
NP.	**NON-POTABLE WATER SYSTEM**				
NP-1	12" PVC - Non-Potable Water		$90.00	LF	$0.00
NP-2	8" PVC - Non-Potable Water		$60.00	LF	$0.00
NP-3	12" Butterfly Valve Non-Potable		$4,500.00	EA	$0.00
NP-4	8" Gate Valve Non-Potable		$2,800.00	EA	$0.00
NP-5	Stub and Plug Proposed Non-Potable Water		$1,750.00	EA	$0.00
NP-6	Landscape Irrigation Well		$350,000.00	EA	$0.00
	SUB-TOTAL OF NON-POTABLE WATER IMPROVEMENTS ===>				**$0.00**
TR.	**TRANSPORTATION**				
TR-1	Orchard Removal		$500.00	AC	$0.00
TR-2	Sawcut Existing Pavement		$4.00	LF	$0.00
TR-3	Remove Existing Pavement		$1.50	SF	$0.00
TR-4	Remove Existing Concrete		$3.00	SF	$0.00
TR-5	Remove Irrigation Structure		$5,000.00	EA	$0.00
TR-6	Remove Irrigation Structure Large		$10,000.00	EA	$0.00
TR-7	Remove Irrigation		$22.50	LF	$0.00
TR-8	Remove Existing Building		$40,000.00	EA	$0.00
TR-9	Remove Existing Shed		$5,000.00	EA	$0.00
TR-10	Remove Existing Fence		$7.50	LF	$0.00
TR-11	Remove Existing Tree		$2,500.00	EA	$0.00
TR-12	Joint Trench Mainline Extension		$500.00	LF	$0.00
TR-13	Joint Trench Mainline Extension and Pole Removal		$625.00	LF	$0.00
TR-14	Irrigation Realignment		$185.00	LF	$0.00
TR-15	Irrigation Transition Structure		$95,000.00	EA	$0.00
TR-16	Rough Grading		$5.50	CY	$0.00
TR-17	Erosion Control Improvements		$2,750.00	AC	$0.00
TR-18	Street Fine Grading		$0.65	SF	$0.00
TR-19	6" Vertical Curb and Gutter		$22.50	LF	$0.00
TR-20	8" Median Curb		$25.00	LF	$0.00
TR-21	6" PCC Concrete Walk (Includes Ramps and Returns)		$6.50	SF	$0.00
TR-22	ADA Ramp (Labor and Truncated Domes Only)		$2,100.00	EA	$0.00
TR-23	Mid-Block ADA Ramp (Labor and Truncated Domes Only)		$1,200.00	EA	$0.00
TR-24	4.0" AC over 16.0" AB Pavement		$5.75	SF	$0.00
TR-25	Landscape w/ Irrigation (Streetscape)		$12.50	SF	$0.00
TR-26	Landscape w/ Irrigation (Median)		$12.50	SF	$0.00
TR-27	8.00' Masonry Wall		$232.50	LF	$0.00
TR-28	MID Canal Masonry Wall and Fence		$145.00	LF	$0.00
TR-29	Right of Way Acquisition / Dedication		$4.00	SF	$0.00
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$0.00**
PK.	**PARKS**				
PK-1	Landscape w/ Irrigation (Basin)		$6.50	SF	$0.00
PK-2	Landscape w/ Irrigation (Park Area)		$14.50	SF	$0.00
PK-3	Landscape / Park Dedication		$4.00	SF	$0.00
	SUB-TOTAL OF TRANSPORTATION IMPROVEMENTS ===>				**$0.00**

CONSTRUCTION SUB-TOTAL ===>	**$16,750,000.00**
20% CONTINGENCY ===>	**$3,350,000.00**
CONSTRUCTION TOTAL ===>	**$20,100,000.00**

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Capital Facilities Cost Fee Schedule Including 24.34% Increase

ITEM	DESCRIPTION	UNIT COST	UNITS [B]	TOTAL FEE	REF
A.	**CITY OF CERES CAPITAL FEES AVAILABLE FOR FEE CREDIT (LDR)**				
1.	Wastewater Fee	$ 7,558.88 un	988	$ 7,468,170.75	A
2.	Parks and Recreation Fee	$ 6,422.09 un	988	$ 6,345,021.36	A
3.	Transportation Fee	$ 3,849.19 un	988	$ 3,803,003.06	A
4.	Water System Fee	$ 8,493.59 un	988	$ 8,391,667.71	A
		$ 26,323.75		**$ 26,007,862.88**	
		PER UNIT		**SUB-TOTAL**	
B.	**CITY OF CERES CAPITAL FEES AVAILABLE FOR FEE CREDIT (MDR)**				
1.	Wastewater Fee	$ 6,576.32 un	298	$ 1,959,742.68	A
2.	Parks and Recreation Fee	$ 5,551.47 un	298	$ 1,654,338.10	A
3.	Transportation Fee	$ 3,849.19 un	298	$ 1,147,059.63	A
4.	Water System Fee	$ 4,535.33 un	298	$ 1,351,527.26	A
		$ 20,512.31		**$ 6,112,667.67**	
		PER UNIT		**SUB-TOTAL**	
C.	**CITY OF CERES CAPITAL FEES AVAILABLE FOR FEE CREDIT (MHDR & HDR))**				
1.	Wastewater Fee	$ 6,576.32 un	1,022	$ 6,720,996.72	A
2.	Parks and Recreation Fee	$ 5,551.47 un	1,022	$ 5,673,602.49	A
3.	Transportation Fee	$ 2,194.10 un	1,022	$ 2,242,373.92	A
4.	Water System Fee	$ 4,535.33 un	1,022	$ 4,635,103.55	A
		$ 18,857.22		**$ 19,272,076.68**	
		PER UNIT		**SUB-TOTAL**	
D.	**CITY OF CERES CAPITAL FEES AVAILABLE FOR FEE CREDIT (COM)**				
1.	Wastewater Fee	$ 1,409.85 ksf	1,170	$ 1,649,529.13	A
2.	Parks and Recreation Fee	$ 329.43 ksf	1,170	$ 385,428.88	A
3.	Transportation Fee	$ 9,968.59 ksf	1,170	$ 11,663,246.18	A
4.	Water System Fee	$ 1,953.13 ksf	1,170	$ 2,285,165.28	A
		$ 13,661.00		**$ 15,983,369.48**	
		PER 1,000 SF		**SUB-TOTAL**	
				$ 67,375,976.71	
				GRAND TOTAL	

ASSUMPTIONS AND NOTES:

A.	Fees are based on City of Ceres Cost Fee Schedule, Effective October 1, 2013 with 24.34% Increase per ENR.	-

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

Preliminary Capital Facility Fee Credits and Financing District Reimbursement

ITEM	IMPROVEMENTS AVAILABLE FOR FEE CREDIT AND/OR FINANCING DISTRICT REIMBURSEMENT		CAPITAL FACILITY FEE AVAILABLE FOR CREDIT	TOTAL CAPITAL FACILITY FEE CREDIT UTILIZED	REMAINING CAPITAL FACILITY FEE DEVELOPER RESPONSIBILITY [R2]	REMAINING IMPROVEMENTS AVAILABLE FOR FINANCE DISTRICT AND/OR AREA OF BENEFIT REIMBURSEMENT [R3]
A.	**PROJECT CONSTRUCTION COST SUMMARY - SANITARY SEWER**					
-	**Summary - Sanitary Sewer**	-	**Wastewater Fee**	**$6,932,950.56**	**$10,865,488.73**	**NO REIMBURSEMENT AGREEMENT NEEDED**
1.	Summary - Sanitary Sewer	$6,932,950.56				
	TOTAL ===>	**$6,932,950.56**	**$17,798,439.29**			
B.	**PROJECT CONSTRUCTION COST SUMMARY - PARKS**					
-	**Summary - Parks**	-	**Parks and Recreation Fee**	**$14,058,390.84**	**NO REMAINING FEE**	**$22,364,966.39**
1.	Summary - Parks	$36,423,357.24				
	TOTAL ===>	**$36,423,357.24**	**$14,058,390.84**			
C.	**PROJECT CONSTRUCTION COST SUMMARY - TRANSPORTATION**					
-	**Summary - Transportation**	-	**Transportation Fee**	**$18,855,682.79**	**NO REMAINING FEE**	**$63,360,812.65**
1.	Summary - Transportation	$82,216,495.43				
	TOTAL ===>	**$82,216,495.43**	**$18,855,682.79**			
D.	**PROJECT CONSTRUCTION COST SUMMARY - WATER SYSTEM**					
-	**Summary - Water System**	-	**Water System Fee**	**$16,663,463.79**	**NO REMAINING FEE**	**$9,553,760.85**
1.	Summary - Water System	$26,217,224.64				
	TOTAL ===>	**$26,217,224.64**	**$16,663,463.79**			

$151,790,027.87
TOTAL AVAILABLE FOR FEE CREDIT AND/OR REIMBURSEMENT

$56,510,487.98
TOTAL AVAILABLE CAPITAL FACILITY FEE CREDIT

$95,279,539.89
TOTAL AVAILABLE FOR FINANCE DISTRICT AND/OR AOB REIMBURSEMENT

ITEM	IMPROVEMENTS AVAILABLE FOR FEE CREDIT AND/OR FINANCING DISTRICT REIMBURSEMENT	CAPITAL FACILITY FEE AVAILABLE FOR CREDIT	TOTAL CAPITAL FACILITY FEE CREDIT UTILIZED	REMAINING CAPITAL FACILITY FEE DEVELOPER RESPONSIBILITY [R2]	REMAINING IMPROVEMENTS AVAILABLE FOR FINANCE DISTRICT AND/OR AREA OF BENEFIT REIMBURSEMENT [R3]

REIMBURSEMENT NOTES:

R1. Improvement Costs provided above include 20% Contingency and 20% Soft Costs

R2. The developer responsibility for these improvements is smaller than the available Fee Credits. The remaining Capital Facility Fee is the responsibility of the Developer to be paid at the time of building permit.

R3. The developer responsibility for these improvements is larger than the available Fee Credits. The remaining improvements to be included in a Finance District and/or Area of Benefit Reimbursement.

Copper Trails
Prepared Date - March 3, 2025
Engineer's Estimate of Probable Cost

General Notes

1. This Preliminary Engineer's Estimate of Probable Cost is based on the Copper Trails Master Plans prepared by NorthStar Engineering, Inc. titled "Preliminary Master Plans Copper Trails", dated December, 2024. Changes or increases may occur upon processing Entitlements, preparation of Civil Designs and/or Improvement Plan processing and approvals.

2. This Preliminary Engineer's Estimate of Probable Cost is based upon preliminary information and is provided to assist the project proponent. Units costs are based on local knowledge, previous project bids, and coordination with contractors. Units costs are subject to change.

3. This Engineer's Estimate of Probable Cost does not include the following:
    a. Development Agreement fees
    b. Architectural for Production Homes
    c. Fees for Lighting and Landscape, Assessment, Mello-Roos District or similar Districts
    d. Land costs, additional right-of-way acquisition, easements, or rights-of-entry
    e. Bond Premiums
    f. Overhead Charges including Developer's Internal Company Overhead
    g. Costs associated with toxic substance removal or over excavation of unsuitable soils
    h. Costs associated with finding on-site human, archaeological, or tribal remains.
    i. Provisions for Inflation

4. This Engineer's Estimate of Probable Cost includes preliminary Soft Costs (20%) which includes the following:
(The percentages provided below are assumed and may vary depending on specific job requirements)
    a. Engineering Plans and Studies (3%)
    b. Geotechnical Studies, Services or Construction Support (2%)
    c. Construction Staking (1.5%)
    d. Legal Services (2%)
    e. Landscape Architectural Services (0.5%)
    f. Joint Trench Plan or Consulting (0.5%)
    g. Community Services District Formation and Annexation (0.5%)
    h. Biological Site Surveys (0.5%)
    i. Construction Management and Inspections (4%)
    j. PG&E Fees (1%)
    k. Site / Field Indirect Costs (4%)
    l. SWPPP and BMP Inspections (0.5%)

5. The Contractor shall include sufficient costs for the following items which have not been included in this estimate.
    a. Mobilization, jobsite trailers, site security, and temporary power for construction
    b. Testing per City of Stockton requirements
    c. Strict adherence to the City of Manteca current standards and specifications.
    d. Construction Management Service, Field Supervision, and Special Inspection Service
    e. SWPPP Maintenance Costs

6. This estimate does not includes Backbone and Major Infrastructure Improvements Only. Mass Grading, In-Tract, and On-SIte Improvements are not included in this estimate.

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

Appendix C:

Estimated Fee Revenue from Existing and Proposed fee Programs

Table C-1
Copper Trails Specific Plan
Public Facilities Financing Plan
Infrastructure Cost Burden Analysis (2025$)

Fees Current as of:
07/01/2025

Item	Residential				Nonresidential		
	Single-Family		Multifamily				
	LDR	MDR	MHDR	HDR	Commercial	Hotel	Office
Finished Unit Selling Price	**$550,000**	**$520,000**	**$490,000**	**$310,000**	-	-	-
Nonres. Value per 1,000 Building Sq. Ft.	-	-	-	-	**$160,000**	**$250,000**	**$220,000**
Assumptions							
Acres	177.6	37.6	16.8	28.9	80.6	13.4	13.4
Units	988	338	336	730	-	-	-
Nonresidential Bldg. Sq. Ft.					877,190	146,198	146,198
Average Units Per Acre/Average Floor Area Ratio	5.5	9.0	20.0	25.0	0.25	0.25	0.25
Hotel Rooms	-	-	-	-	-	150	-
Building Valuation							
Construction Type	VB	VB	VA	VA	IIB	IB	IIB
Use Group	R-3	R-3	R-2	R-2	M	R-1	B
Unit Size (Bldg. Sq. Ft.)	2,200	1,800	1,200	1,000	-	-	-
Garage Size (Bldg. Sq. Ft.)	450	400	-	-	-	-	-
Total Building Square Feet per Unit	2,650	2,200	1,200	1,000	-	-	-
Valuation per Bldg. Sq. Ft. (Feb. 2025)	$169.09	$169.09	$160.82	$160.82	$175.31	$268.29	$265.76
Valuation per Bldg. Sq. Ft. - Garage (Feb. 2025)	$66.20	$66.20	-	-	-	-	-
Building Valuation per Unit/1,000 Bldg. Sq. Ft.	$401,788	$330,842	$192,984	$160,820	$175,310	$268,290	$265,760
Building Valuation per Nonres. Building Permit (5,000 Bldg. Sq. Ft.)					$876,550	$1,341,450	$1,328,800
		Per Residential Unit				*Per 1,000 Bldg. Sq. Ft.*	
Existing Fees							
City Building Permit Processing Fees							
Building Permit	$3,600	$3,165	$2,320	$2,123	$1,262	$1,687	$1,676
Plan Check	$504	$443	$325	$297	$883	$1,181	$1,173
Permit Processing	$73	$73	$73	$73	$15	$15	$15
Technology Enhancement	$180	$158	$116	$106	$63	$84	$84
General Plan/Zoning Code Update	$180	$158	$116	$106	$63	$84	$84
Fire Plan Check [1]	$326	$266	$178	$148	$148	$148	$148
Fire Sprinkler System Test and Inspection [1] [2]	$342	$342	$105	$105	$105	$105	$105
Seismic/Strong Motion	$52	$43	$25	$21	$49	$75	$74
SB1473 California Building Standards Fee	$17	$14	$8	$7	$7	$11	$11
Subtotal	**$5,274**	**$4,663**	**$3,265**	**$2,986**	**$2,594**	**$3,389**	**$3,369**

Table C-1
Copper Trails Specific Plan
Public Facilities Financing Plan
Infrastructure Cost Burden Analysis (2025$)

Fees Current as of: 07/01/2025

Item	Residential				Nonresidential		
	Single-Family		Multifamily				
	LDR	MDR	MHDR	HDR	Commercial	Hotel	Office
City Public Facilities Fees (Proposed)							
Police	$1,474	$1,206	$816	$680	$210	$210	$462
Fire	$1,298	$1,062	$708	$590	$183	$183	$402
General Government Facilities	$2,354	$1,926	$1,284	$1,070	$333	$333	$731
Parks and Recreation	$19,030	$15,570	$10,380	$8,650	$867	$867	$1,905
Wastewater	$14,058	$11,502	$9,888	$8,240	$908	$908	$2,522
Water	$11,187	$11,187	$5,593	$5,593	$2,237	$2,237	$2,237
Transportation	$6,468	$5,292	$2,832	$2,360	$9,144	$9,144	$7,746
Administration (5%)	$2,793	$2,387	$1,575	$1,359	$694	$694	$800
Subtotal	**$58,662**	**$50,132**	**$33,076**	**$28,542**	**$14,576**	**$14,576**	**$16,805**
County/Special District Fees							
Ceres Unified School District Facilities Fee [3]	$11,374	$9,306	$6,204	$5,170	$840	$840	$840
County Impact Fee [4]	$7,310	$7,310	$4,825	$4,825	$4,050	$886	$5,109
Subtotal	**$18,684**	**$16,616**	**$11,029**	**$9,995**	**$4,890**	**$1,726**	**$5,949**
Total Existing Fees	**$82,620**	**$71,411**	**$47,371**	**$41,523**	**$22,061**	**$19,692**	**$26,123**
Preliminary CTSP Fee Program [5]	**$24,251**	**$21,090**	**$11,864**	**$11,268**	**$33,308**	**$33,308**	**$28,992**
Total Infrastructure Burden	**$106,871**	**$92,501**	**$59,235**	**$52,791**	**$55,369**	**$53,000**	**$55,115**
Total Infrastructure Burden as a Percentage of Estimated Sales Price or Value	**Upper Range of Feasibility = 15-20%**						
	19.4%	17.8%	12.1%	17.0%	34.6%	21.2%	25.1%

Source: City of Ceres; County of Stanislaus; Ceres Unified School District; The Gregory Group; CoStar; EPS.

[1] Fire permit processing fees equal to City of Modesto permit processing fees.
[2] Multifamily and commercial fees are per riser. This analysis assumes 1 riser per 5 multifamily units and 1 riser per 5,000 nonresidential building square feet.
[3] $5.17 per sq. ft. for residential development and $0.84 per sq. ft. for nonresidential development through June 30,2026 based on CUSD Developer Fee Guide.
[4] County Impact Fee includes components for animal services, behavioral health, criminal justice, detention, emergency services, health, library, other County facilities, regional parks, County-wide IT, and regional transportation. Hotel rate based on $864 per room.
[5] See Table 5 for detailed cost allocation by improvement type.

Table C-2
Copper Trails Specific Plan
Public Facilities Financing Plan
Estimated Fee Revenue - Area 1 (2025$)

Area 1

Item	Residential				Nonresidential			Total (Rounded)
	Single-Family		Multifamily					
	LDR	MDR	MHDR	HDR	Commercial	Hotel	Office	
Dwelling Units [1]	421	155	-	179	-	-	-	**755**
Building Square Feet [1]	-	-	-	-	-	-	-	0
City Building Permit Processing Fees [2]	$2,220,263	$722,778	-	$534,460	-	-	-	**$3,477,501**
City Development Impact Fees [2]								
Police	$620,554	$186,930	-	$121,720	-	-	-	$929,204
Fire	$546,458	$164,610	-	$105,610	-	-	-	$816,678
General Government Facilities	$991,034	$298,530	-	$191,530	-	-	-	$1,481,094
Parks and Recreation	$8,011,630	$2,413,350	-	$1,548,350	-	-	-	$11,973,330
Wastewater	$5,918,418	$1,782,810	-	$1,474,960	-	-	-	$9,176,188
Water	$4,709,681	$1,733,968	-	$1,001,226	-	-	-	$7,444,875
Transportation	$2,723,028	$820,260	-	$422,440	-	-	-	$3,965,728
Total City Development Impact Fees	**$23,520,803**	**$7,400,458**	**-**	**$4,865,836**	**-**	**-**	**-**	**$35,787,097**
County/Special District Fees [2]								
Ceres Unified School District Facilities Fee	$4,788,454	$1,442,430	-	$925,430	-	-	-	$7,156,314
County Impact Fee	$3,077,510	$1,133,050	-	$863,675	-	-	-	$5,074,235
Total Other/Special District Fees	**$7,865,964**	**$2,575,480**	**-**	**$1,789,105**	**-**	**-**	**-**	**$12,230,549**
CTSP Fees	**$10,209,671**	**$3,268,950**	**-**	**$2,016,972**	**-**	**-**	**-**	**$15,495,593**
Total Fees Per Unit/1,000 Sq. Ft.	**$43,816,700**	**$13,967,666**	**-**	**$9,206,374**	**-**	**-**	**-**	**$66,990,740**

Source: Wood Rodgers; NorthStar Engineering; City of Ceres; County of Stanislaus; Ceres Unified School District; EPS.

[1] See Table 1 for details.
[2] See Table C-1 for fees per unit or 1,000 nonresidential building square feet. Fee revenue calculated as fee * dwelling units or 1,000 bldg. sq. ft.

Table C-3
Copper Trails Specific Plan
Public Facilities Financing Plan
Estimated Fee Revenue - Area 2 (2025$)

Area 2

Item	Residential				Nonresidential			Total (Rounded)
	Single-Family		Multifamily					
	LDR	MDR	MHDR	HDR	Commercial	Hotel	Office	
Dwelling Units [1]	265	104	-	222	-	-	-	**591**
Building Square Feet [1]	-	-	-	-	-	-	-	0
City Building Permit Processing Fees [2]	$1,397,553	$484,961	-	$662,850	-	-	-	**$2,545,364**
City Development Impact Fees [2]								
Police	$390,610	$125,424	-	$150,960	-	-	-	$666,994
Fire	$343,970	$110,448	-	$130,980	-	-	-	$585,398
General Government Facilities	$623,810	$200,304	-	$237,540	-	-	-	$1,061,654
Parks and Recreation	$5,042,950	$1,619,280	-	$1,920,300	-	-	-	$8,582,530
Wastewater	$3,725,370	$1,196,208	-	$1,829,280	-	-	-	$6,750,858
Water	$2,964,526	$1,163,437	-	$1,241,744	-	-	-	$5,369,707
Transportation	$1,714,020	$550,368	-	$523,920	-	-	-	$2,788,308
Total City Development Impact Fees	**$14,805,256**	**$4,965,469**	**-**	**$6,034,724**	**-**	**-**	**-**	**$25,805,449**
County/Special District Fees [2]								
Ceres Unified School District Facilities Fee	$3,014,110	$967,824	-	$1,147,740	-	-	-	$5,129,674
County Impact Fee	$1,937,150	$760,240	-	$1,071,150	-	-	-	$3,768,540
Total Other/Special District Fees	**$4,951,260**	**$1,728,064**	**-**	**$2,218,890**	**-**	**-**	**-**	**$8,898,214**
CTSP Fees	**$6,426,515**	**$2,193,360**	**-**	**$2,501,496**	**-**	**-**	**-**	**$11,121,371**
Total Fees Per Unit/1,000 Sq. Ft.	**$21,154,068**	**$7,178,493**	**-**	**$8,916,465**	**-**	**-**	**-**	**$37,249,027**

Source: Wood Rodgers; NorthStar Engineering; City of Ceres; County of Stanislaus; Ceres Unified School District; EPS.

[1] See Table 1 for details.
[2] See Table C-1 for fees per unit or 1,000 nonresidential building square feet. Fee revenue calculated as fee * dwelling units or 1,000 bldg. sq. ft.

Table C-4
Copper Trails Specific Plan
Public Facilities Financing Plan
Estimated Fee Revenue - Area 3 (2025$)

Area 3

Item	Residential				Nonresidential			Total (Rounded)
	Single-Family		Multifamily					
	LDR	MDR	MHDR	HDR	Commercial	Hotel	Office	
Dwelling Units [1]	302	79	154	-	-	-	-	**535**
Building Square Feet [1]	-	-	-	-	-	-	-	0
City Building Permit Processing Fees [2]	$1,592,683	$368,384	$502,822	-	-	-	-	**$2,463,888**
City Development Impact Fees [2]								
Police	$445,148	$95,274	$125,664	-	-	-	-	$666,086
Fire	$391,996	$83,898	$109,032	-	-	-	-	$584,926
General Government Facilities	$710,908	$152,154	$197,736	-	-	-	-	$1,060,798
Parks and Recreation	$5,747,060	$1,230,030	$1,598,520	-	-	-	-	$8,575,610
Wastewater	$4,245,516	$908,658	$1,522,752	-	-	-	-	$6,676,926
Water	$3,378,441	$883,764	$861,390	-	-	-	-	$5,123,595
Transportation	$1,953,336	$418,068	$436,128	-	-	-	-	$2,807,532
Total City Development Impact Fees	**$16,872,405**	**$3,771,846**	**$4,851,222**	**-**	**-**	**-**	**-**	**$25,495,473**
County/Special District Fees [2]								
Ceres Unified School District Facilities Fee	$3,434,948	$735,174	$955,416	-	-	-	-	$5,125,538
County Impact Fee	$2,207,620	$577,490	$743,050	-	-	-	-	$3,528,160
Total Other/Special District Fees	**$5,642,568**	**$1,312,664**	**$1,698,466**	**-**	**-**	**-**	**-**	**$8,653,698**
CTSP Fees	**$7,323,802**	**$1,666,110**	**$1,827,056**	**-**	**-**	**-**	**-**	**$10,816,968**
Total Fees Per Unit/1,000 Sq. Ft.	**$24,107,655**	**$5,452,894**	**$7,052,510**	**-**	**-**	**-**	**-**	**$36,613,059**

Source: Wood Rodgers; NorthStar Engineering; City of Ceres; County of Stanislaus; Ceres Unified School District; EPS.

[1] See Table 1 for details.
[2] See Table C-1 for fees per unit or 1,000 nonresidential building square feet. Fee revenue calculated as fee * dwelling units or 1,000 bldg. sq. ft.

Table C-5
Copper Trails Specific Plan
Public Facilities Financing Plan
Estimated Fee Revenue - Area 4 (2025$)

Area 4

Item	Residential				Nonresidential			Total (Rounded)
	Single-Family		Multifamily					
	LDR	MDR	MHDR	HDR	Commercial	Hotel	Office	
Dwelling Units [1]	-	-	182	329	-	-	-	**511**
Building Square Feet [1]	-	-	-	-	877,190	146,198	146,198	**1,169,586**
City Building Permit Processing Fees [2]	-	-	$594,244	$982,332	$2,275,801	$495,513	$492,599	**$4,840,490**
City Development Impact Fees [2]								
Police	-	-	$148,512	$223,720	$184,333	$30,722	$67,520	$654,807
Fire	-	-	$128,856	$194,110	$160,464	$26,744	$58,778	$568,952
General Government Facilities	-	-	$233,688	$352,030	$291,867	$48,645	$106,912	$1,033,142
Parks and Recreation	-	-	$1,889,160	$2,845,850	$760,216	$126,703	$278,467	$5,900,396
Wastewater	-	-	$1,799,616	$2,710,960	$796,365	$132,728	$368,687	$5,808,356
Water	-	-	$1,018,007	$1,840,243	$1,962,606	$327,101	$327,101	$5,475,058
Transportation	-	-	$515,424	$776,440	$8,021,433	$1,336,906	$1,132,437	$11,782,640
Total City Development Impact Fees	**-**	**-**	**$5,733,263**	**$8,943,353**	**$12,177,285**	**$2,029,547**	**$2,339,902**	**$31,223,351**
County/Special District Fees [2]								
Ceres Unified School District Facilities Fee	-	-	$1,129,128	$1,700,930	$736,839	$122,807	$122,807	$3,812,510
County Impact Fee	-	-	$878,150	$1,587,425	$3,552,617	$129,600	$746,927	$6,894,719
Total Other/Special District Fees	**-**	**-**	**$2,007,278**	**$3,288,355**	**$4,289,457**	**$252,407**	**$869,733**	**$10,707,229**
CTSP Fees	**-**	**-**	**$2,159,248**	**$3,707,172**	**$29,217,428**	**$4,869,571**	**$4,238,580**	**$44,191,999**
Total Fees Per Unit/1,000 Sq. Ft.	**-**	**-**	**$8,334,785**	**$13,214,040**	**$18,742,543**	**$2,777,467**	**$3,702,234**	**$46,771,070**

Source: Wood Rodgers; NorthStar Engineering; City of Ceres; County of Stanislaus; Ceres Unified School District; EPS.

[1] See Table 1 for details.
[2] See Table C-1 for fees per unit or 1,000 nonresidential building square feet. Fee revenue calculated as fee * dwelling units or 1,000 bldg. sq. ft.

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

Appendix D

Proposed CTSP Fee Program Public Improvements Cost Allocation

Table D-1
Copper Trails Specific Plan
Public Facilities Financing Plan
Transportation Improvements Cost Allocation (2025$)

Transportation

Item	Development		Cost Allocation Basis						Cost Allocation		
	Developable Acres [1]	Units/ Sq. Ft. [1]	PM Peak Hour Trips [2]	Pass-By Rate [2]	Adjusted PM Peak Hour Trips	DUE Factor per Unit/1,000 Bldg. Sq. Ft.	Total DUEs	Percentage Distribution	Assigned Cost [3]	per Acre	per Unit/ 1,000 Sq. Ft.
Formula	*A*	*B*	*C*	*D*	*E=C*D*	*F=E/LDR E*	*G=B*F*	*H=G/Total G*	*I=Total Cost*IH*	*I/A*	*I/B*
Residential		*units*			*per unit*						*per unit*
Low Density	177.60	988	0.94	1.00	0.94	1.00	988	24.8%	$15,114,304	$85,103	$15,298
Medium Density	37.60	338	0.94	1.00	0.94	1.00	338	8.5%	$5,170,683	$137,518	$15,298
Medium-High Density	16.80	336	0.51	1.00	0.51	0.54	182	4.6%	$2,788,771	$165,998	$8,300
High Density	28.90	730	0.51	1.00	0.51	0.54	396	10.0%	$6,058,936	$209,652	$8,300
Subtotal	**260.90**	**2,392**					**1,904**	**47.9%**	**$29,132,694**		
Nonresidential		*1,000 sq. ft.*			*per 1,000 sq. ft.*						*per 1,000 sq. ft.*
Commercial	80.55	877	3.40	0.50	1.70	1.81	1,586	39.9%	$24,268,654	$301,287	$27,666
Hotel	13.43	146	3.40	0.50	1.70	1.81	264	6.6%	$4,044,776	$301,287	$27,666
Office	13.43	146	1.44	1.00	1.44	1.53	224	5.6%	$3,426,163	$255,208	$23,435
Subtotal	**107.40**	**1,170**					**2,075**	**52.1%**	**$31,739,593**		
Total	**368.30**						**3,979**	**100.0%**	**$60,872,287**		

Source: Wood Rodgers; NorthStar Engineering; Harris & Associates; EPS.

[1] See Table 1 for development by area.
[2] Factors from City of Ceres Public Facilities Impact Fee Nexus Study prepared by Harris & Associates (May 2025). PM peak trip rates from ITE Manual 11th Edition. Hotel category factors set equal to commercial factors.
[3] See Table 3 for total cost by area.

Table D-2
Copper Trails Specific Plan
Public Facilities Financing Plan
Sewer Improvements Cost Allocation (2025$)

Sewer

Item	Development		Cost Allocation Basis				Cost Allocation		
	Developable Acres [1]	Units/ Sq. Ft. [1]	Gallons per Day Per Unit/1,000 Bldg. Sq. Ft. [2]	DUE Factor per Unit/1,000 Bldg. Sq. Ft.	Total DUEs	Percentage Distribution	Assigned Cost [3]	per Acre	per Unit/ 1,000 Sq. Ft.
Formula	*A*	*B*	*C*	*D=C/LDR C*	*E=B*D*	*F=E/Total E*	*G=Total Cost*F*	*G/A*	*G/B*
Residential		*units*	*per unit*						*per unit*
Low Density	177.60	988	262	1.00	988	34.9%	-	-	-
Medium Density	37.60	338	262	1.00	338	11.9%	-	-	-
Medium-High Density	16.80	336	228	0.87	292	10.3%	-	-	-
High Density	28.90	730	228	0.87	635	22.4%	-	-	-
Subtotal	**260.90**	**2,392**			**2,254**	**79.5%**	**$0**		
Nonresidential		*1,000 sq. ft.*	*per 1,000 sq. ft.*						*per 1,000 sq. ft.*
Commercial	80.55	877	130	0.50	435	15.4%	-	-	-
Hotel	13.43	146	130	0.50	73	2.6%	-	-	-
Office	13.43	146	130	0.50	73	2.6%	-	-	-
Subtotal	**107.40**	**1,170**			**580**	**20.5%**	**$0**		
Total	**368.30**				**2,834**	**100.0%**	**$0**		

Source: Wood Rodgers; NorthStar Engineering; PMC; EPS.

[1] See Table 1 for development by area.
[2] Factors used in calculation of current City sewer facility fees; from Public Facilities Fee Nexus Study for the City of Ceres prepared by PMS (June 14, 2010).
For commercial uses, gallons per day (GPD) per 1,000 sq. ft. calculated as: *65 gpd per employee/(square feet per employee)*1,000.*
[3] See Table 3 for total cost by area.

Table D-3
Copper Trails Specific Plan
Public Facilities Financing Plan
Drainage Improvements Cost Allocation (2025$)

Drainage

Item	Development		Cost Allocation Basis				Drainage Cost Allocation		
	Developable Acres [1]	Units/ Sq. Ft. [1]	Runoff Coefficient per Acre [2]	DUE Factor per Acre	Total DUEs	Percentage Distribution	Assigned Cost [3]	per Acre	per Unit/ 1,000 Sq. Ft.
Formula	*A*	*B*	*C*	*D=C/LDR C*	*E=A*D*	*F=E/Total E*	*G=Total Cost*F*	*G/A*	*G/B*
Residential		*units*							*per unit*
Low Density	177.60	988	0.60	1.00	177.60	40.6%	$5,077,975	$28,592	$5,140
Medium Density	37.60	338	0.60	1.00	37.60	8.6%	$1,075,067	$28,592	$3,181
Medium-High Density	16.80	336	0.80	1.33	22.40	5.1%	$640,465	$38,123	$1,906
High Density	28.90	730	0.80	1.33	38.53	8.8%	$1,101,753	$38,123	$1,509
Subtotal	**260.90**	**2,392**			**276.13**	**63.2%**	**$7,895,260**		
Nonresidential		*1,000 sq. ft.*							*per 1,000 sq. ft.*
Commercial	80.55	877	0.90	1.50	120.83	27.6%	$3,454,653	$42,888	$3,938
Hotel	13.43	146	0.90	1.50	20.14	4.6%	$575,775	$42,888	$3,938
Office	13.43	146	0.90	1.50	20.14	4.6%	$575,775	$42,888	$3,938
Subtotal	**107.40**	**1,170**			**161.10**	**36.8%**	**$4,606,203**		
Total	**368.30**				**437.23**	**100.0%**	**$12,501,463**		

Source: Wood Rodgers; NorthStar Engineering; PMC; EPS.

[1] See Table 1 for development by area.
[2] Factors used in calculation of current City public facility fees; from Public Facilities Fee Nexus Study for the City of Ceres prepared by PMC (June 14, 2010).
[3] See Table 3 for total cost by area.

Table D-4
Copper Trails Specific Plan
Public Facilities Financing Plan
Water Improvements Cost Allocation (2025$)

Water

Item	Development			Cost Allocation Basis					Cost Allocation		
	Density	Developable Acres [1]	Units/ Sq. Ft. [1]	AF/AC/YR [2]	AF per Unit or 1,000 sq. ft. per Year	DUE Factor per Unit/1,000 Bldg. Sq. Ft.	Total DUEs	Percentage Distribution	Assigned Cost [3]	per Acre	per Unit/ 1,000 Sq. Ft.
Formula - Residential	*A*	*B*	*C*	*D*	*E=D/A*	*F=E/LDR E*	*G=C*F*	*H=G/Total G*	*I=Total Cost*H*	*I/B*	*I/C*
Formula - Nonresidential	*A*	*B*	*C*	*D*	*E=D/(43,560*A)*1,000*	*F=E/LDR E*	*G=C*F*	*H=G/Total G*	*I=Total Cost*H*	*I/B*	*I/C*
Residential	*units per acre*		*units*		*per unit*						*per unit*
Low Density	5.5	177.60	988	2.00	0.36	1.00	988	50.8%	$1,424,362	$8,020	$1,442
Medium Density	9.0	37.60	338	2.00	0.22	0.61	207	10.6%	$297,783	$7,920	$881
Medium-High Density	20.0	16.80	336	2.50	0.13	0.34	116	5.9%	$166,512	$9,911	$496
High Density	25.0	28.90	730	2.50	0.10	0.28	201	10.3%	$289,414	$10,014	$396
Subtotal		**260.90**	**2,392**				**1,511**	**77.7%**	**$2,178,071**		
Nonresidential	*FAR*		*1,000 sq. ft.*		*per 1,000 sq. ft.*						*per 1,000 sq. ft.*
Commercial	0.25	80.55	877	1.47	0.13	0.37	326	16.7%	$469,439	$5,828	$535
Hotel	0.25	13.43	146	1.47	0.13	0.37	54	2.8%	$78,240	$5,828	$535
Office	0.25	13.43	146	1.47	0.13	0.37	54	2.8%	$78,240	$5,828	$535
Subtotal		**107.40**	**1,170**				**434**	**22.3%**	**$625,918**		
Total		**368.30**					**1,945**	**100.0%**	**$2,803,989**		

Source: Wood Rodgers; NorthStar Engineering; Harris & Associates; EPS.

[1] See Table 1 for development by area.
[2] Factors from City of Ceres Public Facilities Impact Fee Nexus Study prepared by Harris & Associates (May 2025).
[3] See Table 3 for total cost by area.

Table D-5
Copper Trails Specific Plan
Public Facilities Financing Plan
Nonpotable Water Improvements Cost Allocation (2025$)

Nonpotable Water

Item	Development			Cost Allocation Basis					Cost Allocation		
	Density	Developable Acres [1]	Units/ Sq. Ft. [1]	AF/AC/YR [2]	AF per Unit or 1,000 sq. ft. per Year	DUE Factor per Unit/1,000 Bldg. Sq. Ft.	Total DUEs	Percentage Distribution	Assigned Cost [3]	per Acre	per Unit/ 1,000 Sq. Ft.
Formula - Residential	*A*	*B*	*C*	*D*	*E=D/A*	*F=E/LDR E*	*G=C*F*	*H=G/Total G*	*I=Total Cost*H*	*I/B*	*I/C*
Formula - Nonresidential	*A*	*B*	*C*	*D*	*E=D/(43,560*A)*1,000*	*F=E/LDR E*	*G=C*F*	*H=G/Total G*	*I=Total Cost*H*	*I/B*	*I/C*
Residential	*units per acre*		*units*		*per unit*						*per unit*
Low Density	5.5	177.60	988	2.00	0.36	1.00	988	50.8%	$1,247,317	$7,023	$1,262
Medium Density	9.0	37.60	338	2.00	0.22	0.61	207	10.6%	$260,769	$6,935	$772
Medium-High Density	20.0	16.80	336	2.50	0.13	0.34	116	5.9%	$145,815	$8,679	$434
High Density	25.0	28.90	730	2.50	0.10	0.28	201	10.3%	$253,440	$8,770	$347
Subtotal		**260.90**	**2,392**				**1,511**	**77.7%**	**$1,907,341**		
Nonresidential	*FAR*		*1,000 sq. ft.*		*per 1,000 sq. ft.*						*per 1,000 sq. ft.*
Commercial	0.25	80.55	877	1.47	0.13	0.37	326	16.7%	$411,089	$5,104	$469
Hotel	0.25	13.43	146	1.47	0.13	0.37	54	2.8%	$68,515	$5,104	$469
Office	0.25	13.43	146	1.47	0.13	0.37	54	2.8%	$68,515	$5,104	$469
Subtotal		**107.40**	**1,170**				**434**	**22.3%**	**$548,118**		
Total		**368.30**					**1,945**	**100.0%**	**$2,455,459**		

Source: Wood Rodgers; NorthStar Engineering; Harris & Associates; EPS.

[1] See Table 1 for development by area.
[2] Factors from City of Ceres Public Facilities Impact Fee Nexus Study prepared by Harris & Associates (May 2025).
[3] See Table 3 for total cost by area.

Table D-6
Copper Trails Specific Plan
Public Facilities Financing Plan
Park Improvements Cost Allocation (2025$)

Parks

Item	Development		Cost Allocation Basis						Cost Allocation		
	Developable Acres	Units/ Sq. Ft. [1]	PPH/ Emp. per 1,000 Bldg. Sq. Ft.	Weighting Factor [2]	Persons Served	DUE Factor per Unit/1,000 Bldg. Sq. Ft.	Total DUEs	Percentage Distribution	Assigned Cost	per Acre	per Unit/ 1,000 Sq. Ft.
Formula	*A*	*B*	*C*	*D*	*E=C*D*	*F=E/LDR E*	*G=B*F*	*H=G/Total G*	*I=Total Cost*H*	*I/A*	*I/B*
Residential		*units*		*per unit*							*per unit*
Low Density	177.60	988	3.20	1.00	3.20	1.00	988	44.9%	$625,389	$3,521	$633
Medium Density	37.60	338	2.75	1.00	2.75	0.86	290	13.2%	$183,862	$4,890	$544
Medium-High Density	16.80	336	2.50	1.00	2.50	0.78	263	11.9%	$166,158	$9,890	$495
High Density	28.90	730	2.50	1.00	2.50	0.78	570	25.9%	$360,999	$12,491	$495
Subtotal	**260.90**	**2,392**					**2,111**	**96.0%**	**$1,336,408**		
Nonresidential		*1,000 sq. ft.*		*per 1,000 sq. ft.*							*per 1,000 sq. ft.*
Commercial	80.55	877	2.00	0.12	0.24	0.07	65	3.0%	$41,313	$513	$47
Hotel	13.43	146	2.00	0.12	0.24	0.07	11	0.5%	$6,886	$513	$47
Office	13.43	146	2.00	0.12	0.24	0.07	11	0.5%	$6,886	$513	$47
Subtotal	**107.40**	**1,170**					**87**	**4.0%**	**$55,084**		
Total	**368.30**						**2,198**	**100.0%**	**$1,391,492**		

Source: Wood Rodgers; NorthStar Engineering; Harris & Associates; EPS.

[1] See Table 1 for development by area.
[2] Factors from City of Ceres Public Facilities Impact Fee Nexus Study prepared by Harris & Associates (February 2025).
Nonresidential weighting factor based on potential park use for an employee compared to a resident (2 hours per day for 5 days a week compared to 12 hours per day for 7 days a week).
[3] See Table 3 for total cost by area.

Table D-7
Copper Trails Specific Plan
Public Facilities Financing Plan
Sewer, Water, and Transportation DUEs for Regional Improvements

	Dwelling Units / Building				Sewer DUEs						Water DUEs						Transportation DUEs					
Item	Area 1	Area 2	Area 3	Area 4	DUE Factor	Area 1	Area 2	Area 3	Area 4	**Total**	DUE Factor	Area 1	Area 2	Area 3	Area 4	**Total**	DUE Factor	Area 1	Area 2	Area 3	Area 4	**Total**
Low Density	421	265	302	0	1.00	421	265	302	0	988	1.00	421	265	302	0	988	1.00	421	265	302	0	988
Medium Density	155	104	79	0	1.00	155	104	79	0	338	0.61	95	64	48	0	207	1.00	155	104	79	0	338
Medium-High Density	0	0	154	182	0.87	0	0	134	158	292	0.34	0	0	53	63	116	0.54	0	0	84	99	182
High Density	179	222	0	329	0.87	156	193	0	286	635	0.28	49	61	0	90	201	0.54	97	120	0	179	396
Commercial	0	0	0	877,190	0.50	0	0	0	435	435	0.37	0	0	0	326	326	1.81	0	0	0	1,586	1,586
Hotel	0	0	0	146,198	0.50	0	0	0	73	73	0.37	0	0	0	54	54	1.81	0	0	0	264	264
Office	0	0	0	146,198	0.50	0	0	0	73	73	0.37	0	0	0	54	54	1.53	0	0	0	224	224
						732	**562**	**515**	**1,025**	**2,834**		**565**	**390**	**403**	**587**	**1,945**		**673**	**489**	**465**	**2,352**	**3,979**
Pct. Distribution						**26%**	**20%**	**18%**	**36%**	**100%**		**29%**	**20%**	**21%**	**30%**	**100%**		**17%**	**12%**	**12%**	**59%**	**100%**

Source: Wood Rodgers; NorthStar Engineering; Harris & Associates; EPS.

Appendix E

Proposed CTSP Fee Program Cost Burden Shift

As summarized in **Chapter 7** (see **Table 9**), the commercial cost burden is approximately 34.6% of the commercial finished development sales price. This particularly high commercial percentage would likely make commercial development in the CTSP infeasible. To incentivize commercial development and improve its feasibility, the Project proponent plans to shift burden from commercial development to other development categories by adjusting CTSP fees by land use category.

More specifically, the commercial cost burden percentage is reduced from 34.6 percent to 15 percent by decreasing the estimated commercial CTSP fees while increasing the estimated CTSP fees for other land uses. **Tables E-1** and **E-2** detail the proposed burden and fee shift.

The originally estimated commercial fees were established based on relative demand for the different improvements and would be legally justifiable under the Mitigation Fee Act requirements for development impact fee programs. However, the adjusted CTSP fees would no longer meet the Mitigation Fee Act requirements, and consequently, the resulting CTSP fees would need to be enacted through a development agreement or other means rather than through a legally justifiable development impact fee nexus study.

Table E-1
Copper Trails Specific Plan
Public Facilities Financing Plan
Infrastructure Cost Burden Adjustment (2025$)

CTSP Fee Alternative:
Adjust Residential and Commercial Burdens to Specific Percentages
Redistribute Remaining Burden to Hotel and Office

Item	RESIDENTIAL					NONRESIDENTIAL			
	LDR	MDR	MHDR	HDR	TOTAL	Commercial	Hotel	Office	TOTAL
Finished Unit Selling Price	**$550,000**	**$520,000**	**$490,000**	**$310,000**		-	-	-	
Nonres. Value per 1,000 Building Sq. Ft.	-	-	-	-		**$160,000**	**$250,000**	**$220,000**	
						Per 1,000 Bldg. Sq. Ft.			
Existing Fees	$82,620	$71,411	$47,371	$41,523		$22,061	$19,692	$26,123	
Preliminary CTSP Fee Program [1]									
Cost Allocation	$24,251	$21,090	$11,864	$11,268		$33,308	$33,308	$28,992	
Adjustment	$379	$8,899	$43,068	$11,931		($31,369)	$7,976	($1,457)	
Subtotal	**$24,630**	**$29,989**	**$54,932**	**$23,199**		**$1,939**	**$41,284**	**$27,535**	
Original Infrastructure Burden	$106,871	$92,501	$59,235	$52,791		$55,369	$53,000	$55,115	
Adjusted Infrastructure Burden	**$107,250**	**$101,400**	**$102,303**	**$64,722**		**$24,000**	**$60,976**	**$53,658**	
Total Infrastructure Burden as a Percentage of Estimated Sales Price or Value									
Original	19.4%	17.8%	12.1%	17.0%		34.6%	21.2%	25.1%	
Adjusted	**19.5%**	**19.5%**	**20.9%**	**20.9%**		**15.0%**	**24.4%**	**24.4%**	
CTSP Fee Program									
Units/Building Square Feet	988	338	336	730	**2,392**	877,190	146,198	146,198	**1,169,586**
Original Cost to be Adjusted	$23,959,988	$7,128,420	$3,986,304	$8,225,640	**$43,300,352**	$29,217,428	$4,869,571	$4,238,580	**$38,325,579**
Adjustment (cost per unit * units)	$374,775	$3,007,870	$14,470,949	$8,709,585	**$26,563,179**	($27,516,193)	$1,166,014	($213,000)	**($26,563,179)**
Adjusted Cost	**$24,334,763**	**$10,136,290**	**$18,457,253**	**$16,935,225**	**$69,863,531**	**$1,701,235**	**$6,035,585**	**$4,025,580**	**$11,762,400**

Source: City of Ceres; County of Stanislaus; Ceres Unified School District; The Gregory Group; CoStar; EPS.

[1] See Table 5 for detailed cost allocation by improvement type.

Table E-2
Copper Trails Specific Plan
Public Facilities Financing Plan
Comparison of Infrastructure Cost Burden Analysis (2025$)

Item	ADOPTED CITY FEES						
	Residential				Nonresidential		
	Single-Family		Multifamily				
	LDR	MDR	MHDR	HDR	Commercial	Hotel	Office
Finished Unit Selling Price	**$550,000**	**$520,000**	**$490,000**	**$310,000**	**-**	**-**	**-**
Nonres. Value per 1,000 Building Sq. Ft.	**-**	**-**	**-**	**-**	**$160,000**	**$250,000**	**$220,000**
	Per Residential Unit				*Per 1,000 Bldg. Sq. Ft.*		
Public Agency Fees							
City Public Facilities Fee	$58,662	$50,132	$33,076	$28,542	$14,576	$14,576	$16,805
All other City, County, and CUSD Fees	$23,958	$21,279	$14,294	$12,981	$7,484	$5,116	$9,318
Total Public Agency Fees	**$82,620**	**$71,411**	**$47,371**	**$41,523**	**$22,061**	**$19,692**	**$26,123**
Preliminary CTSP Fee Program							
Before Adjustment	$24,251	$21,090	$11,864	$11,268	$33,308	$33,308	$28,992
After Adjustment	$24,630	$29,989	$54,932	$23,199	$1,939	$41,284	$27,535
Difference	**$379**	**$8,899**	**$43,068**	**$11,931**	**($31,369)**	**$7,976**	**($1,457)**
Total Infrastructure Burden							
Before Adjustment	$106,871	$92,501	$59,235	$52,791	$55,369	$53,000	$55,115
After Adjustment	$107,250	$101,400	$102,303	$64,722	$24,000	$60,976	$53,658
Difference	**$379**	**$8,899**	**$43,068**	**$11,931**	**($31,369)**	**$7,976**	**($1,457)**
	Upper Range of Feasibility = 15-20%						
Total Infrastructure Burden as a Pct. of Estimated Sales Price or Value							
Before Adjustment	19.4%	17.8%	12.1%	17.0%	34.6%	21.2%	25.1%
After Adjustment	**19.5%**	**19.5%**	**20.9%**	**20.9%**	**15.0%**	**24.4%**	**24.4%**
Difference	0.1%	1.7%	8.8%	3.8%	(19.6%)	3.2%	(0.7%)

Source: City of Ceres; County of Stanislaus; Ceres Unified School District; The Gregory Group; CoStar; EPS.