



**HAYWARD ROUTE 238 PROPERTIES  
PARCEL GROUP 6  
ENGINEER'S OPINION OF COST**

ITEM	DESCRIPTION	UNIT COST	UNIT	PARCEL 6 OPTION 1	
				QTY.	AMOUNT
<b>ON-SITE IMPROVEMENTS</b>					
1	DEMOLITION & CLEAR AND GRUB	\$ 0.50	SF	940,896	\$ 470,448
2	EARTHWORK (CUT TO FILL)	\$ 10.00	CY	60,000	\$ 600,000
3	EXPORT	\$ 40.00	CY	17,424	\$ 696,960
4	ROADWAY EXCAVATION	\$ 65.00	CY	6,815	\$ 442,963
5	ROADWAY (AC PAVEMENT)	\$ 6.00	SF	104,000	\$ 624,000
6	CONCRETE CURB AND GUTTER	\$ 30.00	LF	8,000	\$ 240,000
7	SIDEWALK	\$ 12.00	SF	32,000	\$ 384,000
8	ACCESSIBLE RAMP	\$ 4,000.00	EA	40	\$ 160,000
9	ROADWAY SIGNING & STRIPING	\$ 20.00	LF	4,000	\$ 80,000
10	PARKING LOT (AC PAVEMENT)	\$ 5.00	SF	88,000	\$ 440,000
11	PARKING STRIPING	\$ 0.50	SF	88,000	\$ 44,000
12	8" PVC WATER LINE	\$ 100.00	LF	4,000	\$ 400,000
13	NEW FIRE HYDRANT ASSEMBLY	\$ 4,000.00	EA	13	\$ 53,333
14	CONNECTION TO EXISTING WATER SYSTEM	\$ 4,000.00	EA	2	\$ 8,000
15	8" PVC SANITARY SEWER LINE	\$ 120.00	LF	4,000	\$ 480,000
16	SANITARY SEWER MANHOLE	\$ 5,000.00	EA	16	\$ 80,000
17	CONNECT TO EXISTING SANITARY SYSTEM	\$ 5,000.00	EA	2	\$ 10,000
18	18" RCP STORM DRAIN PIPE	\$ 180.00	LF	4,000	\$ 720,000
19	STORM DRAIN MANHOLE	\$ 5,000.00	EA	16	\$ 80,000
20	CURB INLET	\$ 5,000.00	EA	13	\$ 66,667
21	CONNECT TO EXISTING STORM DRAIN SYSTEM	\$ 5,000.00	EA	2	\$ 10,000
22	C3 BIORETENTION AREA	\$ 60.00	SF	8,800	\$ 528,000
23	DETENTION BASIN	\$ 10.00	CF	26,400	\$ 264,000
24	JOINT TRENCH	\$ 300.00	LF	4,000	\$ 1,200,000
25	STREET LIGHT POLE AND LUMINAIRE	\$ 4,500.00	EA	20	\$ 90,000
26	LANDSCAPING BUFFER	\$ 4.00	SF	32,000	\$ 128,000
27	TREE - 24" BOX	\$ 700.00	EA	40	\$ 28,000
<b>ON-SITE IMPROVEMENTS SUBTOTAL:</b>					<b>\$ 8,330,000</b>

<b>OFFSITE IMPROVEMENTS</b>					
1	MULTI-USE GRAVEL TRAIL	\$ 8.00	SF	20,000	\$ 160,000
2	ROADWAY EXCAVATION	\$ 65.00	CY	556	\$ 36,111
3	ROADWAY (AC PAVEMENT)	\$ 6.00	SF	10,000	\$ 60,000
4	SIGNALIZED INTERSECTION	\$ 500,000.00	LS	1	\$ 500,000
5	CONCRETE CURB AND GUTTER	\$ 30.00	LF	500	\$ 15,000
6	SIDEWALK	\$ 12.00	SF	4,000	\$ 48,000
7	ACCESSIBLE RAMP	\$ 4,000.00	EA	2	\$ 8,000
8	ROADWAY SIGNING & STRIPING	\$ 20.00	LF	500	\$ 10,000
9	8" PVC WATER LINE	\$ 100.00	LF	250	\$ 25,000
10	CONNECTION TO EXISTING WATER SYSTEM	\$ 4,000.00	EA	1	\$ 4,000
11	8" PVC SANITARY SEWER LINE	\$ 120.00	LF	250	\$ 30,000
12	SANITARY SEWER MANHOLE	\$ 5,000.00	EA	1	\$ 5,000
13	CONNECT TO EXISTING SANITARY SYSTEM	\$ 5,000.00	EA	1	\$ 5,000
14	30" RCP STORM DRAIN PIPE	\$ 300.00	LF	250	\$ 75,000
15	STORM DRAIN MANHOLE	\$ 5,000.00	EA	1	\$ 5,000
16	CURB INLET	\$ 5,000.00	EA	4	\$ 20,000

ITEM	DESCRIPTION	UNIT COST	UNIT	PARCEL 6 OPTION 1	
				QTY.	AMOUNT
17	CONNECT TO EXISTING STORM DRAIN SYSTEM	\$ 5,000.00	EA	1	\$ 5,000
18	C3 BIORETENTION AREA	\$ 60.00	SF	480	\$ 28,800
19	DETENTION BASIN	\$ 10.00	CF	1,440	\$ 14,400
20	JOINT TRENCH	\$ 300.00	LF	250	\$ 75,000
21	STREET LIGHT POLE AND LUMINAIRE	\$ 4,500.00	EA	2	\$ 9,000
22	LANDSCAPING BUFFER	\$ 4.00	SF	2,000	\$ 8,000
23	TREE - 24" BOX	\$ 700.00	EA	3	\$ 1,750
24	AC PAVEMENT OVERLAY	\$ 1.50	SF	26,000	\$ 39,000
<b>OFFSITE IMPROVEMENTS SUBTOTAL:</b>					<b>\$ 1,190,000</b>
<b>PARCEL GROUP 6 TOTAL:</b>					<b>\$ 9,520,000</b>

**Notes:**

- 1) Based on Parcel Group 6 - Option 1 Site Development Options by Design Workshop, November 2018.
- 2) The following items are **not included** in this opinion of costs:
  - \* Soft Costs for Design, Entitlements, Mapping, or Permitting
  - \* Residential Buildings, Landscaping, Parks or Site Amenities
  - \* Environmental mitigations, Creek or Riparian protection or improvements
  - \* Geological mitigations for landslides, slope protection, or removal of hazardous soils
  - \* Potential costs associated with relocating or raising PGE overhead electrical facilities at the Carlos Bee intersection.
  - \* Improvements to Carlos Bee, other than the signalized intersection.
  - \* Cost contingencies
- 3) Soil Export is an estimate based on Geotechnical recommendations that some unquantified amount of unsuitable fill material will need to be removed from the site. Roadway Excavation is in addition to this.
- 4) Earthwork (cut to fill) quantities are based on existing survey contours and proposed rough grading as indicated in the Rough Grading Exhibit by BKF Engineers, 1/22/19.
- 5) C3 Bioretention Areas are based on 4% of impervious area generated from the roadway and sidewalk improvements. It does not consider the residential buildings (roofs) or site hardscape.
- 5) Stormwater Detention: Assume BAHM (hydromodification) applies to onsite streets and parking, and is sized based on extra 3' storage depth for all bioretention areas.
- 6) Assumptions:
  - \* 26' wide onsite roadways (1.5' section), 4' wide onsite sidewalks (both sides), 4' landscape buffer (both sides).
  - \* 88,000 SF of parking pavement
  - \* 40' wide offsite roadway (1.5' section), 8' wide offsite sidewalks (both sides), 4' landscape buffer (both sides)
  - \* 1,000' of roadway rehab on existing 26' wide neighborhood streets
  - \* 1,250' of 16' gravel multiuse trail