

Preliminary Off Site Infrastructure Estimate
Project 1 - Parcel A & Project 2 Parcels A - F & H
Proposed Touro University Village
 Reuse Area 1A, North Mare Island, City of Vallejo, Solano County, CA
 9/21/2007

Project 1 Parcel A	Cost
Azuar Ave. - North of G St. to Intersection of Railroad Ave.	\$10,043,892
Railroad Ave. - Project 1 Parcel A Improvements	\$4,275,369
I' St. - Intersection with Railroad Ave. to Intersection with Azuar Ave.	\$1,957,491
Offsite Storm Drain to Mare Island Strait	\$743,457
Route 37 Interchange Improvements	\$4,500,000
Project 1 Parcel A G St. R.O.W. Improvements	\$135,147
Project 1 Parcel A Demolition	\$4,500,000
Subtotal Project 1 Parcel A Improvements	\$26,155,357
Project 2 Parcel A - F & H (Not Including Park Improvements)	Cost
Project 2 Railroad Ave. Improvements	\$9,282,238
Project 2 Parcel H G St. R.O.W. Improvements	\$82,283
Project 2 Parcel A - H Demolition (Includes Demo of Park Parcel)	\$7,529,532
Subtotal Project 2 Parcel A - F & H Improvements	\$16,894,053
Grand Total Project 1 & 2 Off Site Improvements	\$43,049,410

Project 1 Parcel A Off Site Improvements
Azuar Ave. - North of G St. to the Intersection with Railroad Ave.
Proposed Touro University Village
 Reuse Area 1A, North Mare Island, City of Vallejo, Solano County, CA
 9/21/2007

Description	Quantity	Unit	Unit Price	Cost
Site Prep & Grading				
Mobilization	1	LS	\$20,000.00	\$20,000.00
Precise Street Grading	246,637	SF	\$0.10	\$24,663.70
Site Prep & Grading Subtotal				\$44,663.70
Street Improvements				
6" Median Curb	7,200	LF	\$15.00	\$108,000.00
6" Curb & Gutter	7,450	LF	\$18.00	\$134,100.00
4" Sidewalk	19,862	SF	\$5.00	\$99,310.00
Pedestrian Ramp	16	EA	\$850.00	\$13,600.00
Subgrade Preparation & Balance	206,737	SF	\$0.85	\$175,726.45
Pavement Seal	206,737	SF	\$0.45	\$93,031.65
7.0" AC / 22" AB Pavement	18,532	CY	\$200.00	\$3,706,400.00
Pedestrian/Bike Path	32,698	SF	\$6.00	\$196,188.00
Striping	23,000	LF	\$0.40	\$9,200.00
Signage	20	EA	\$500.00	\$10,000.00
Street Lights	20	EA	\$3,500.00	\$70,000.00
Traffic Signals	2	EA	\$360,000.00	\$720,000.00
Traffic Control	1	LS	\$15,000.00	\$15,000.00
ROW Landscaping	65,000	SF	\$5.25	\$341,250.00
Street Trees	104	EA	\$315.00	\$32,760.00
Street Improvements Subtotal				\$5,724,566.10
Storm Drainage				
12" RCP w/ bedding & backfill	250	LF	\$63.00	\$15,750.00
18" RCP w/ bedding & backfill	610	LF	\$94.00	\$57,340.00
24" RCP w/ bedding & backfill	1,950	LF	\$125.00	\$243,750.00
36" RCP w/ bedding & backfill	550	LF	\$187.00	\$102,850.00
Manholes	14	EA	\$5,000.00	\$70,000.00
Catch Basins	10	EA	\$5,500.00	\$55,000.00
Existing Storm Pump Upgrade	1	EA	\$125,000.00	\$125,000.00
Storm Drainage Subtotal				\$669,690.00
Sewer System				
8" Main w/ Backfill & Bedding	0	LF	\$62.50	\$0.00
10" Force Main	0	LF	\$23.00	\$0.00
Manholes	0	EA	\$3,500.00	\$0.00
Pump Stations	0	EA	\$750,000.00	\$0.00
Sewer System Subtotal				\$0.00

Water System				
10" PVC Main w/ Backfill & Bedding	0	LF	\$86.00	\$0.00
12" PVC Main w/ Backfill & Bedding	70	LF	\$110.00	\$7,700.00
20" PVC Main w/ Backfill & Bedding	4,300	LF	\$275.00	\$1,182,500.00
10" Gate Valve	2	EA	\$1,900.00	\$3,800.00
12" Gate Valve	1	EA	\$2,736.00	\$2,736.00
20" Gate Valve	1	EA	\$3,750.00	\$3,750.00
Fire Hydrant, Complete	7	EA	\$3,750.00	\$26,250.00
Booster Station	1	EA	\$50,000.00	\$50,000.00

Water System Subtotal \$1,276,736.00

Dry Utilities				
Telephone	4,000	LF	\$31.25	\$125,000.00
Telecommunication/Data	4,000	LF	\$18.75	\$75,000.00
Gas	4,000	LF	\$10.00	\$40,000.00
Electric	4,000	LF	\$31.25	\$125,000.00
Joint Trench	4,000	LF	\$45.00	\$180,000.00

Dry Utilities Subtotal \$545,000.00

Erosion Control				
Hay Bales	100	EA	\$25.00	\$2,500.00
Silt Fence	7,450	LF	\$5.50	\$40,975.00
Hydroseeding	65,000	SF	\$0.07	\$4,550.00
Construction Entrance	26,100	SF	\$2.50	\$65,250.00
Inlet Protection	10	EA	\$100.00	\$1,000.00
SWPPP	6	AC	\$5,000.00	\$30,000.00

Erosion Control Subtotal \$144,275.00

**Azuar Ave. - North of G St. to the
Intersection with Railroad Ave. Subtotal** \$8,404,930.80

10% Contingency \$840,493.08

Indirect Costs

3% City Fees \$252,147.92

5% Development Fees \$420,246.54

1.5% Bonds \$126,073.96

**Total Azuar Ave. - North of G St. to the
Intersection with Railroad Ave.** \$10,043,892.31

Project 1 Parcel A Off Site Improvements
Railroad Ave. - Project 1 Parcel A Improvements
Proposed Touro University Village
 Reuse Area 1A, North Mare Island, City of Vallejo, Solano County, CA
 9/21/2007

Description	Quantity	Unit	Unit Price	Cost
Site Prep & Grading				
Mobilization	1	LS	\$20,000.00	\$20,000.00
Precise Street Grading	92,500	SF	\$0.10	\$9,250.00
Site Prep & Grading Subtotal				\$29,250.00
Street Improvements				
6" Median Curb	1,640	LF	\$15.00	\$24,600.00
6" Curb & Gutter	2,200	LF	\$18.00	\$39,600.00
4" Sidewalk	11,000	SF	\$5.00	\$55,000.00
Pedestrian Ramp	4	EA	\$850.00	\$3,400.00
Subgrade Preparation & Balance	83,800	SF	\$0.85	\$71,230.00
Pavement Seal	83,800	CY	\$0.45	\$37,710.00
7.0" AC / 22" AB Pavement	7,560	CY	\$200.00	\$1,512,000.00
Pedestrian/Bike Path	0	SF	\$6.00	\$0.00
Striping	8,000	LF	\$0.40	\$3,200.00
Signage	6	EA	\$500.00	\$3,000.00
Street Lights	7	EA	\$3,500.00	\$24,500.00
Traffic Signals	2	EA	\$360,000.00	\$720,000.00
Traffic Control	1	LS	\$15,000.00	\$15,000.00
ROW Landscaping	13,200	SF	\$5.25	\$69,300.00
Street Trees	22	EA	\$315.00	\$6,930.00
Street Improvements Subtotal				\$2,585,470.00
Storm Drainage				
12" RCP w/ bedding & backfill	60	LF	\$63.00	\$3,780.00
18" RCP w/ bedding & backfill	475	LF	\$94.00	\$44,650.00
24" RCP w/ bedding & backfill	1,150	LF	\$125.00	\$143,750.00
36" RCP w/ bedding & backfill	115	LF	\$187.00	\$21,505.00
Manholes	8	EA	\$5,000.00	\$40,000.00
Catch Basins	8	EA	\$5,500.00	\$44,000.00
Storm Drainage Subtotal				\$297,685.00
Sewer System				
8" Main w/ Backfill & Bedding	150	LF	\$62.50	\$9,375.00
10" Force Main	0	LF	\$23.00	\$0.00
Manholes	2	EA	\$3,500.00	\$7,000.00
DOM 2 Pump Station Upgrade	1	EA	\$18,000.00	\$18,000.00
Sewer System Subtotal				\$34,375.00

Water System				
10" PVC Main w/ Backfill & Bedding	0	LF	\$86.00	\$0.00
12" PVC Main w/ Backfill & Bedding	0	LF	\$110.00	\$0.00
20" PVC Main w/ Backfill & Bedding	1,000	LF	\$275.00	\$275,000.00
10" Gate Valve	0	EA	\$1,900.00	\$0.00
12" Gate Valve	1	EA	\$2,736.00	\$2,736.00
20" Gate Valve	2	EA	\$3,750.00	\$7,500.00
Fire Hydrant, Complete	2	EA	\$3,750.00	\$7,500.00
Booster Station	0	EA	\$50,000.00	\$0.00

Water System Subtotal				\$292,736.00
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Dry Utilities				
Telephone	2,000	LF	\$31.25	\$62,500.00
Telecommunication/Data	2,000	LF	\$18.75	\$37,500.00
Gas	2,000	LF	\$10.00	\$20,000.00
Electric	2,000	LF	\$31.25	\$62,500.00
Joint Trench	2,000	LF	\$45.00	\$90,000.00

Dry Utilities Subtotal				\$272,500.00
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Erosion Control				
Hay Bales	60	EA	\$25.00	\$1,500.00
Silt Fence	2,200	LF	\$5.50	\$12,100.00
Hydroseeding	13,200	SF	\$0.07	\$924.00
Construction Entrance	15,150	SF	\$2.50	\$37,875.00
Inlet Protection	8	EA	\$100.00	\$800.00
SWPPP	2.5	AC	\$5,000.00	\$12,500.00

Erosion Control Subtotal				\$65,699.00
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Railroad Ave. - Project 1 Parcel A Improvements Subtotal	\$3,577,715.00
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10% Contingency	\$357,771.50
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Indirect Costs

3% City Fees	\$107,331.45
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5% Development Fees	\$178,885.75
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1.5% Bonds	\$53,665.73
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Total Railroad Ave. - Project 1 Parcel A Improvements	\$4,275,369.43
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Project 1 Parcel A Off Site Improvements
I' St. - Intersection with Railroad Ave. to Intersection with Azuar Ave.
Proposed Touro University Village
 Reuse Area 1A, North Mare Island, City of Vallejo, Solano County, CA
 9/21/2007

Description	Quantity	Unit	Unit Price	Cost
Site Prep & Grading				
Mobilization	1	LS	\$20,000.00	\$20,000.00
Precise Street Grading	43,834	SF	\$0.10	\$4,383.40
Site Prep & Grading Subtotal				\$24,383.40
Street Improvements				
6" Median Curb	0	LF	\$15.00	\$0.00
6" Curb & Gutter	1,800	LF	\$18.00	\$32,400.00
4" Sidewalk	7,300	SF	\$5.00	\$36,500.00
Pedestrian Ramp	12	EA	\$850.00	\$10,200.00
Subgrade Preparation & Balance	43,834	SF	\$0.85	\$37,258.90
Pavement Seal	43,834	SF	\$0.45	\$19,725.30
7.0" AC / 22" AB Pavement	4,000	CY	\$200.00	\$800,000.00
Pedestrian/Bike Path	0	SF	\$6.00	\$0.00
Striping	4,000	LF	\$0.40	\$1,600.00
Signage	10	EA	\$500.00	\$5,000.00
Street Lights	6	EA	\$3,500.00	\$21,000.00
Traffic Signals	0	EA	\$360,000.00	\$0.00
Traffic Control	1	LS	\$15,000.00	\$15,000.00
ROW Landscaping	27,300	SF	\$5.25	\$143,325.00
Street Trees	18	EA	\$315.00	\$5,670.00
Street Improvements Subtotal				\$1,127,679.20
Storm Drainage				
18" RCP w/ bedding & backfill	0	LF	\$94.00	\$0.00
24" RCP w/ bedding & backfill	0	LF	\$125.00	\$0.00
36" RCP w/ bedding & backfill	0	LF	\$187.00	\$0.00
Manholes	0	EA	\$5,000.00	\$0.00
Catch Basins	0	EA	\$5,500.00	\$0.00
Storm Drainage Subtotal				\$0.00
Sewer System				
8" Main w/ Backfill & Bedding	530	LF	\$62.50	\$33,125.00
10" Force Main	0	LF	\$23.00	\$0.00
Manholes	2	EA	\$3,500.00	\$7,000.00
Pump Stations	0	EA	\$750,000.00	\$0.00
Sewer System Subtotal				\$40,125.00

Water System				
10" PVC Main w/ Backfill & Bedding	0	LF	\$86.00	\$0.00
12" PVC Main w/ Backfill & Bedding	1,100	LF	\$110.00	\$121,000.00
20" PVC Main w/ Backfill & Bedding	0	LF	\$275.00	\$0.00
10" Gate Valve	0	EA	\$1,900.00	\$0.00
12" Gate Valve	4	EA	\$2,736.00	\$10,944.00
20" Gate Valve	0	EA	\$3,750.00	\$0.00
Fire Hydrant, Complete	2	EA	\$3,750.00	\$7,500.00
Booster Station	0	EA	\$50,000.00	\$0.00

Water System Subtotal	\$139,444.00
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Dry Utilities				
Telephone	1,900	LF	\$31.25	\$59,375.00
Telecommunication/Data	1,900	LF	\$18.75	\$35,625.00
Gas	1,900	LF	\$10.00	\$19,000.00
Electric	1,900	LF	\$31.25	\$59,375.00
Joint Trench	1,900	LF	\$45.00	\$85,500.00

Dry Utilities Subtotal	\$258,875.00
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Erosion Control				
Hay Bales	30	EA	\$25.00	\$750.00
Silt Fence	1,800	LF	\$5.50	\$9,900.00
Hydroseeding	27,300	SF	\$0.07	\$1,911.00
Construction Entrance	12,000	SF	\$2.50	\$30,000.00
Inlet Protection	0	EA	\$100.00	\$0.00
SWPPP	1	AC	\$5,000.00	\$5,000.00

Erosion Control Subtotal	\$47,561.00
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I' St. - Intersection with Railroad Ave. to Intersection with Azuar Ave. Subtotal	\$1,638,067.60
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10% Contingency	\$163,806.76
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Indirect Costs

3% City Fees	\$49,142.03
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5% Development Fees	\$81,903.38
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1.5% Bonds	\$24,571.01
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Total 'I' St. - Intersection with Railroad Ave. to Intersection with Azuar Ave.	\$1,957,490.78
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Project 1 Parcel A Off Site Improvements
Offsite Storm Drain to Mare Island Strait
Proposed Touro University Village
 Reuse Area 1A, North Mare Island, City of Vallejo, Solano County, CA
 9/21/2007

Description	Quantity	Unit	Unit Price	Cost
Storm Drainage				
36" RCP w/ bedding & backfill	985	LF	\$187.00	\$184,195.00
48" RCP w/ bedding & backfill	465	LF	\$249.00	\$115,785.00
60" RCP w/ bedding & backfill	560	LF	\$311.00	\$174,160.00
Manholes	6	LF	\$5,000.00	\$30,000.00
Inlets	4	EA	\$4,500.00	\$18,000.00
Wetpond	1	EA	\$50,000.00	\$50,000.00
Storm Water Treatment Structure	1	EA	\$50,000.00	\$50,000.00
Storm Drainage Subtotal				\$622,140.00
Offsite Storm Drain to Mare Island Strait Subtotal				\$622,140.00
10% Contingency				\$62,214.00
Indirect Costs				
3% City Fees				\$18,664.20
5% Development Fees				\$31,107.00
1.5% Bonds				\$9,332.10
Total Offsite Storm Drain to Mare Island Strait				\$743,457.30

Project 1 - Parcel A
G St. Between North Curblin & R.O.W.
Proposed Touro University Village
 Reuse Area 1A, North Mare Island, City of Vallejo, Solano County, CA
 9/21/2007

Description	Quantity	Unit	Unit Price	Cost
Street Improvements				
Pedestrian/Bike Path	14,007	SF	\$2.30	\$32,216.10
Signage	2	EA	\$500.00	\$1,000.00
Street Lights	3	EA	\$3,420.00	\$10,260.00
Traffic Control	1	LS	\$20,000.00	\$20,000.00
ROW Landscaping	8,671	SF	\$5.25	\$45,522.75
Street Trees	13	EA	\$315.00	\$4,095.00
Street Improvements Subtotal				\$113,093.85
Subtotal Project 1 - Parcel A G St. Between North Curblin & R.O.W.				\$113,093.85
10% Contingency				\$11,309.39
Indirect Costs				
3% City Fees				\$3,392.82
5% Development Fees				\$5,654.69
1.5% Bonds				\$1,696.41
Total Project 1 - Parcel A G St. Between North Curblin & R.O.W.				\$135,147.15