



Lou Ann Texeira
Executive Officer

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Federal Glover <i>County Member</i>	Dwight Meadows <i>Special District Member</i>
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Martin McNair <i>Public Member</i>	Don Tatzin <i>City Member</i>
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Public Member

Tom Butt
City Member

George H. Schmidt
Special District Member

Mary N. Piepho
County Member

August 10, 2011 (Agenda)

August 10, 2011
Agenda Item 9

Contra Costa Local Agency Formation Commission (LAFCO)
 651 Pine Street, Sixth Floor
 Martinez, CA 94553

Northeast Antioch Monthly Update

Dear Commissioners:

On February 9, the Commission approved the extension of out of agency service by the City of Antioch and Delta Diablo Sanitation District to the Marsh Landing Generating Station property located in unincorporated northeast Antioch. The Commission’s approval requires that the City and County provide LAFCO with monthly updates regarding the status of the joint City/County Economic Development Strategy for northeast Antioch, the proposed annexation of the area, and the tax transfer negotiations. A subcommittee was formed to address these issues.

On July 25, Commissioner McNair and LAFCO staff attended the subcommittee meeting, at which time the group received additional information relating to infrastructure issues in Area 2b (residential area), and a draft fiscal/market analysis of the Northeast Antioch area. The next subcommittee meeting is scheduled for August 22, 2011, 5:30 pm.

The City and County have submitted their written monthly update (attached).

RECOMMENDATIONS

1. Receive and file the written monthly City/County update;
2. Receive comments from the LAFCO subcommittee representatives; and
3. Provide direction as appropriate.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

Attachment - Monthly Written Update from the City of Antioch and Contra Costa County

August 1, 2011

Mr. Michael McGill, Chairman
Contra Costa LAFCO
651 Pine Street, 6th Floor
Martinez, CA 94553

Dear Chairman McGill:

This letter constitutes the sixth monthly update provided to LAFCO by City and County staff concerning the status of the Northeast Antioch Annexation. This letter reflects staff activities since our last report for the July 13 LAFCO meeting. This update also provides information on upcoming meetings and other anticipated actions relevant to the Northeast Antioch Annexation.

The Northeast Antioch Annexation Subcommittee meeting was held on July 25. Subcommittee members: 1) approved the Record of Action from the June 27 meeting (attachment #1); 2) received an update and comments from Tom Sinclair, Facilitator, Municipal Resource Group; 3) received an infrastructure cost update from Carlson, Barbee & Gibson, Inc. (CBG) (attachment #2); 4) received a working draft and presentation of Keyser Marston Associates, Inc.'s (KMA) "Industrial Development Opportunities and Local Tax Revenues", and; 5) received an update on the Work Program schedule.

Tom Sinclair advised the Subcommittee that he has been meeting with County, City, and LAFCO staff to better understand each party's position and concerns. Tom also reinforced that the pillars of a successful agreement are the revenues generated and the costs incurred. As such, by utilizing projected revenue from KMA's analysis, costs and revenues estimated by the Gruen Gruen + Associates Fiscal Impact Analysis and the cost estimates from CBG's infrastructure study, the County and City will be in a better position to have an informed negotiation on the issue of the Tax Transfer Agreement. He also emphasized the need to integrate and affirm the revenue and cost estimates to assure the parties that the financial data is complete.

Andrea J. Bellanca, P.E., P.L.S., Carlson, Barbee & Gibson, Inc. (CBG), presented and discussed the updated costs of providing the critical infrastructure for services to Area 2B. These updates were based on comments received from the Subcommittee, City engineering staff, and on comments received from Delta Diablo Sanitation District staff. The primary modifications include:

- Addition of storm drainage facilities;
- Addition of Wymore Street for sewer and water service;
- 2" AC overlay to all asphalt streets affected by construction;
- Street lights, and;
- Inclusion of connection fees.

As reported in the July 13 LAFCO update, the infrastructure construction cost to provide basic potable water and sewer was estimated at \$4.7 million (including \$1.3 million for professional services). The inclusion of the above items, plus the proportionate increase in contingency and professional service charges, increase Area 2B infrastructure cost estimates from \$4.7 million to \$9.1 million. At the request of the Subcommittee, CBG itemized costs by street, function, unit price, and quantity in order to facilitate a "menu" format. Further research will be conducted on the costs associated with the installation of the laterals from the public street to the existing residential units.

Another key component and pillar of the Northeast Antioch Work Program is the fiscal analysis. KMA prepared and presented a working draft outlining:

- Antioch industrial market demand;
- General industrial development opportunities;
- Power plant development opportunities, and;
- Projection of annexation area's future assessed value.

KMA reports that Antioch's industrial market is stagnant with the highest vacancy rate in the East Contra Costa market area of 21.6%. Rental rates remain flat since 2006. However, according to KMA, the Association of Bay Area Governments (ABAG) estimates that an additional 2,190 industrial jobs will be added in Antioch over the next 23 years and that an additional 2.5 million square feet of industrial space will be needed to meet employment growth through 2035. KMA estimates that the Northeast Antioch Area may accommodate 10% to 30% of this growth. The Subcommittee reviewed these projections cautiously given the unrelenting economic malaise.

KMA also note that the Northeast Antioch Annexation Area is well positioned to capture a significant share of future development due to: 1) access to Highway

4; 2) access to existing BNSF rail line; 3) extensive frontage on the San Joaquin River, with a deep water channel; 4) access to high voltage electrical and high capacity natural gas service; and 5) 108-acres of vacant land that is zoned for heavy industrial use is actively being marketed (Forestar property). These attributes make the area ideally suited for development as a logistics center. Conversations are ongoing with the BNSF Economic Development Department.

There has been a significant amount of new development activity in East Contra Costa County over the past five years involving power plants and may represent a specific niche opportunity for the Northeast Antioch Annexation Area due to the existence of a PG&E switchyard within the area; power-friendly community, and; vacant property for additional plants. KMA also recognized that, due to the large assessed values of power plants, property tax revenue is maximized. Therefore, additional plants should be encouraged. For example, KMA reports that the current assessed value of the area is estimated at \$529 million and the value of the Gateway Generating Station (PG&E) represents \$445 million of the total. KMA further reports that Marsh Landing Generating Station is anticipated to add an additional \$550 million of assessed value in 2014/15.

The method for allocating property taxes generated by power plants is significant to this annexation. Property taxes are allocated pursuant to the California Tax & Revenue Code. The applicable section is dependant on whether it is considered a merchant or a public utility plant. Merchant plant property taxes are allocated on a situs-basis and public utility plants are allocated on a hybrid situs/unitary basis. By 2014, the combined PG&E and GenOn plants are estimated to generate \$9.9 million in property tax with an estimated \$2.9 million allocated locally in Area 1.

A merchant power plant such as GenOn plant also generates "surcharge" revenue to the agency in which it is located. The County currently receives surcharge revenue from the Contra Costa Power Plant. The host agency would receive a higher level of surcharge revenue once the Marsh Landing Generating Station comes on line.

It is important to reiterate that the report presented by KMA is a "working draft" and that the report had not yet been edited by KMA based on comments from City and County staff. While typically working reports are not distributed until they have been subject to at least one round of staff review along with corresponding edits by the consultant, in this instance staff felt that distributing the 'working draft' would give the Subcommittee a feel for the data and issues involved in the development of Area 1.

In addition to revenue generated in the Annexation Area, staff is seeking other means of financing, including:

- United States Department of Agriculture (USDA)
- California Infrastructure and Economic Development Bank (I-Bank) Loan
- California Department of Water Resources
- California Department of Public Health – Safe Drinking Water State Revolving Fund
- Infrastructure Financing District
- CDBG
- Redevelopment Agency Low and Moderate Income Housing Funds
- Human Right to Water Bill

In conclusion, the Northeast Antioch Subcommittee and staff continue updating and assessing: infrastructure requirements and costs; financing and revenue opportunities, and; legislation. We continue to work diligently towards a responsible solution. The Subcommittee and staff remain committed to reaching an agreement by January 1, 2012.

The next Subcommittee meeting is scheduled for August 22, 5:30 p.m., Antioch Public Works Training Room, 1201 West Fourth Street.



Jim Jakel
Antioch City Manager



Rich Seithel
Senior Deputy
County Administrator's Office

Cc: Antioch City Council
Contra Costa County Board of Supervisors
Lou Ann Texeira, Executive Director, LAFCO

Att. Record of Action of June 27 meeting
Updated CBG Antioch Annexation Estimate
Work Program Calendar as of July 25, 2011

To: Subcommittee Members

From: Rich Seithel, Pat Roche, Contra Costa County;
Victor Carniglia, Mindy Gentry, City of Antioch

Subject: Record of Action from June 27 meeting

AGENDA ITEM #1: Introductions

County Supervisor Federal Glover, City Councilmember Gary Agopian, City Councilmember Mary Rocha, and LAFCO Commissioner Martin McNair were in attendance. Staff introductions were made and the meeting was called to order.

AGENDA ITEM #2: Public Comment

There were no public comments.

AGENDA ITEM #3: Approve the May 23 Record of Action

The Record of Action was unanimously approved.

AGENDA ITEM #4(a): Map analysis of County Health regulations for septic systems serving the residential lots in Area 2B, Northeast Antioch Annexation

At the May 23rd meeting, the County Environmental Health staff discussed how County Health Code regulations for domestic well and septic systems are applied to the residential lots in Area 2B, Northeast Antioch Annexation. County Environmental Health staff identified septic system replacement for residential lots in Area 2B as one of their key concerns because most of these lots cannot meet current County Health Code regulations for minimum setback requirements due to the size and configuration of the lots. Pursuant to this discussion, the Subcommittee requested staff to prepare a map identifying residential parcels in proposed annexation Area 2B in relation to regulation/standards for septic systems. Staff prepared an aerial map in which:

- Residential lots were plotted reflecting the County's required 50 foot setback of the leachfield from property line with on-site well for water supply, 10 foot setback of the septic tank from structure and foundations;
- The age of the residence (indicative of septic system age), and;

- The number of bedrooms (indicative of septic system size required).

The map analysis illustrated that most, if not all, the residential lots in Area 2B cannot meet the current regulations' minimum setback requirements for septic system, as well as, that homeowners in the area would likely experience difficulty in securing permits to replace the aging septic systems.

AGENDA ITEM #4(b): Presentation and Discussion with Carlson, Barbee & Gibson, Consultants and Director of Public Works, City of Antioch, concerning infrastructure

Pursuant to the May 23rd discussion regarding County Health Code regulations for domestic well and septic systems and their application to the residential lots in Area 2B, Northeast Antioch Annexation, the Subcommittee, in addition to and as a result of the map analysis, requested an update on costs to provide basic sewer/water to Area 2B. Carlson, Barbee & Gibson, Inc. (CBG) were engaged to update their original 2009 study that provided cost estimates for capital facility improvements in the Northeast Antioch annexation area.

Andrea J. Bellanca, P.E., P.L.S., Carlson, Barbee & Gibson, Inc., attended the June 27 meeting to present and discuss the updated costs of providing the critical infrastructure necessary for providing sanitary sewer and potable water services to Area 2B. The infrastructure construction cost to provide **basic** potable water and sewer was estimated at \$3,442,400.

Ron Bernal, Director of Public Works, City of Antioch, was also present and suggested that providing the very "basic" services still leaves outstanding issues:

- Sewer and water improvements should be installed in Wymore Way;
- Concurrent design of the storm drain with other utilities;
- Overlay the paved streets impacted by utility installation;
- Future maintenance funding, and;
- Connection fees.

Further discussion ensued regarding items that should be considered, their costs, and the potential of a phased plan. Attached, for the record, is a copy of a memorandum that Mr. Bernal distributed at the June 27 meeting.

AGENDA ITEM #5: Update on consulting contracts and Work Program schedule

Subcommittee accepted the update on contracts and the Work Program schedule.

AGENDA ITEM #6: The next scheduled meeting is July 25, 2011. Meeting is to be held at 5:30 p.m. in the Antioch Public Works Training Room, 1201 West Fourth Street, Antioch, CA 94509.

Recommended agenda items include:

1. Continued follow-up on Subcommittee's Area 2B water and sanitation issues, including:

Firm costs for infrastructure items:

- Sewer;
- Water;
- Lighting;
- Storm drain, and;
- Connections.

Financing alternatives/options:

- Grants;
- Tax increment financing;
- Development opportunities;
- Pending legislation, and;
- Community benefit funds.

2. Update from Keyser, Marston Associates, Inc. regarding development opportunities in Northeast Antioch and revenue forecast.



Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

ENGINEER'S PRELIMINARY INFRASTRUCTURE COST ESTIMATE

July 19, 2011

ASSUMPTIONS

Job No.: 1622-010

NORTHEAST ANTIOCH REORGANIZATION

ANTIOCH, CALIFORNIA

Item Description

General Assumptions

- 1 This estimate details specific improvements to area 2B within the Antioch Annexation. Improvements to the following streets are included in this estimate:
 - Wilbur Avenue (~3,900 LF) -from Viera Avenue to the connection of the 15" sanitary sewer line at San Joaquin Harbor Road.
 - Viera Avenue (~340) - from Wilbur Avenue to area 2B boundary
 - Viera Avenue (~2,640 LF) - from the North Side of the 18th Street Intersection to the area 2B boundary south of Wilbur Avenue
 - Santa Fe Avenue (~850 LF)
 - Walnut Avenue (~800 LF)
 - Bown Avenue (~600 LF)
 - Vine Lane (~890 LF)
 - Stewart Lane (~350 LF)
 - St. Claire Drive (~1,200 LF)
 - Trembath Lane (~980 LF)
 - Mike Yorba Way (~250 LF)

- 2 This following resources were used to prepare this estimate:
 - Site Visits/Photographs
 - Existing Utility Maps provided by the City of Antioch
 - 10' Contour Maps of Contra Costa County
 - Contra Costa County Basemaps
 - FEMA Flood Insurance Rate Maps
 - Contra Costa County Flood Control Drainage Area Maps
 - PGE Gateway Sewer Plans dated August 2008
 - Initial Study and Negative Declaration - Northeast Antioch Reorganization dated March 2008
 - Northeast Antioch Annexation Feasibility Study dated January 2005

Street Improvement Assumptions

- 3 Street improvement costs have been included in the unit pricing for utility improvements.

- 4 No land acquisition costs for street improvements are included in this estimate.

- 5 The sewer line proposed in Wilbur Avenue can be installed without relocating any existing facilities and without any additional right of way.

- 6 The sewer line proposed in Wilbur Avenue will be installed under traffic control.

- 7 A 2" AC Overlay is assumed in this estimate for all existing paved streets.

Item Description

Sanitary Sewer Assumptions

- 8 Existing facilities that would serve these roads are adequately sized. Increasing the capacity of the existing infrastructure is not required.
- 9 The proposed sewer lines can gravity flow to the existing facilities.
- 10 Detailed sewer studies were not prepared.

Water Supply Assumptions

- 11 Existing facilities that would serve these roads are adequately sized. Increasing the capacity of the existing infrastructure is not required.
- 12 Detailed water studies were not prepared.
- 13 No water improvements are proposed to Wilbur Avenue.

Storm Drain Assumptions

- 14 Land acquisition costs are included for the storm drain easements from Santa Fe Ave. to the existing basin and from Vine Lane to the existing basin.
- 15 Storm drainage fees are not included in this estimate due to no new impervious area is being constructed.
- 16 This estimate assumes no water quality facilities will be constructed as part of the phase 2B improvements.



**Carlson, Barbee
& Gibson, Inc.**

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ENGINEER'S PRELIMINARY INFRASTRUCTURE COST ESTIMATE
VIERA AVENUE SITE AND MIKE YORBA WAY SITE SUMMARY
AREA 2B
NORTHEAST ANTIOCH REORGANIZATION
 ANTIOCH, CALIFORNIA

July 19, 2011
 Job No.: 1622-010

Description	Amount
<u>SUMMARY - BY SITE</u>	
<u>VIERA AVENUE SITE</u>	
SANITARY SEWER COST	\$ 2,163,200.00
POTABLE WATER COST	\$ 763,800.00
STORM DRAINAGE COST	\$ 1,068,500.00
ELECTRICAL IMPROVEMENTS COST	\$ 128,000.00
SUBTOTAL 'VIERA AVENUE SITE' CONSTRUCTION COSTS	\$ 4,123,500.00
<u>MIKE YORBA WAY SITE</u>	
SANITARY SEWER COST	\$ 300,400.00
POTABLE WATER COST	\$ 288,700.00
STORM DRAINAGE COST	\$ 171,100.00
ELECTRICAL IMPROVEMENTS COST	\$ 56,000.00
SUBTOTAL 'MIKE YORBA WAY SITE' CONSTRUCTION COSTS	\$ 816,200.00
SUBTOTAL CONSTRUCTION COSTS	\$ 4,939,700.00
25% CONTINGENCY	\$ 1,234,900.00
TOTAL AREA 2B IMPROVEMENT CONSTRUCTION COST	\$ 6,174,600.00
	<i>(To the nearest hundred)</i>



Carlson, Barbee & Gibson, Inc.

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ENGINEER'S PRELIMINARY INFRASTRUCTURE COST ESTIMATE

July 19, 2011

SUMMARY

Job No.: 1622-010

AREA 2B

NORTHEAST ANTIOCH REORGANIZATION

ANTIOCH, CALIFORNIA

Description	Amount
<u>SUMMARY - BY STREET</u>	
<u>VIERA AVENUE SITE</u>	
OFFSITE IMPROVEMENTS (WILBUR AVE AND PORTION OF VIERA AVENUE)	\$ 1,159,100.00
TOTAL VIERA AVENUE IMPROVEMENT COST	\$ 922,500.00
TOTAL SANTA FE AVENUE IMPROVEMENT COST	\$ 624,700.00
TOTAL WALNUT AVENUE IMPROVEMENT COST	\$ 397,800.00
TOTAL BOWN LANE IMPROVEMENT COST	\$ 238,800.00
TOTAL VINE LANE IMPROVEMENT COST	\$ 666,400.00
TOTAL STEWART LANE IMPROVEMENT COST	\$ 114,100.00
SUBTOTAL 'VIERA AVENUE SITE' CONSTRUCTION COSTS	\$ 4,123,400.00
<u>MIKE YORBA WAY SITE</u>	
TOTAL ST. CLAIRE DRIVE IMPROVEMENT COST	\$ 375,200.00
TOTAL TREMBATH LANE IMPROVEMENT COST	\$ 215,600.00
TOTAL MIKE YORBA WAY IMPROVEMENT COST	\$ 53,400.00
TOTAL WYMORE WAY IMPROVEMENT COST	\$ 171,900.00
SUBTOTAL 'MIKE YORBA WAY SITE' CONSTRUCTION COSTS	\$ 816,100.00

Carlson, Barbee & Gibson, Inc.

SUBTOTAL CONSTRUCTION COSTS \$ **4,939,500.00**

25% CONTINGENCY \$ 1,234,900.00

TOTAL AREA 2B IMPROVEMENT CONSTRUCTION COST \$ **6,174,400.00**

(To the nearest \$100)

ESTIMATE OF FEES

STORM DRAINAGE AREA FEE \$ -

POTABLE WATER & SANITARY SEWER CONNECTION FEE *(112 Units x \$6,283)* \$ 703,696.00

TOTAL AREA 2B CONSTRUCTION COSTS & FEES \$ **6,878,096.00**

(To the nearest \$100)

ESTIMATE OF PROFESSIONAL SERVICES AS A PERCENTAGE OF CONSTRUCTION COST

ENVIRONMENTAL / BIOLOGICAL MITIGATION 2.0% \$ 123,000.00

ARCHAEOLOGICAL MITIGATION 0.5% \$ 31,000.00

DESIGN SERVICES 9.0% \$ 556,000.00

CONSTRUCTION SERVICES 6.0% \$ 370,000.00

CITY PLAN CHECK & INSPECTION 6.5% \$ 401,000.00

BONDING & INSURANCE 2.5% \$ 154,000.00

CONTRACT ADMINISTRATION 2.0% \$ 123,000.00

CONSTRUCTION MANAGEMENT 4.0% \$ 247,000.00

CFD ADMINISTRATION 4.0% \$ 247,000.00

TOTAL ESTIMATE OF CONSTRUCTION COSTS, FEES, & PROFESSIONAL SERVICES \$ **9,130,096.00**

(To the nearest \$100)



Carlson, Barbee & Gibson, Inc.

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ENGINEER'S PRELIMINARY INFRASTRUCTURE COST ESTIMATE
OFFSITE IMPROVEMENTS (WILBUR AVE AND PORTION OF VIERA AVENUE)
AREA 2B
NORTHEAST ANTIOCH REORGANIZATION
 ANTIOCH, CALIFORNIA

July 19, 2011
 Job No.: 1622-010

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET IMPROVEMENTS</u>					
1	2" AC Overlay (Viera Avenue 32'x370')	11,840	SF	\$ 1.50	\$ 17,760.00
2	2" AC Overlay (Wilbur Avenue 20'x3,900')	78,000	SF	\$ 1.50	\$ 117,000.00
3	Replace Striping	1	LS	\$ 10,000.00	\$ 10,000.00
4	Traffic Control	3,900	LF	\$ 50.00	\$ 195,000.00
	Subtotal Street Improvements				\$ 339,760.00
<u>SANITARY SEWER</u>					
5	15" VCP Sanitary Sewer Pipe (15'-20' Deep - Including Street Replacement)	3,900	LF	\$ 175.00	\$ 682,500.00
6	Manholes (Assumed @ 400')	10	EA	\$ 7,500.00	\$ 75,000.00
7	Connect to Existing Sewer Pipe	1	EA	\$ 1,500.00	\$ 1,500.00
	Subtotal Sanitary Sewer				\$ 759,000.00
<u>SANITARY SEWER (VIERA AVENUE TO SANTA FE RAILROAD)</u>					
8	8" Sanitary Sewer Pipe (15'-20' Deep - Including Street Replacement)	340	LF	\$ 120.00	\$ 40,800.00
9	Manholes (Assumed @ 400')	1	EA	\$ 7,500.00	\$ 7,500.00
	Subtotal Sanitary Sewer				\$ 48,300.00
<u>ELECTRICAL IMPROVEMENTS</u>					
10	Streetlights (Fitted to Existing Utility Pole - Viera Avenue)	3	EA	\$ 4,000.00	\$ 12,000.00
	Subtotal Electrical Improvements				\$ 12,000.00
	TOTAL OFFSITE IMPROVEMENT COST			\$	1,159,100.00
					<i>(To the nearest \$100)</i>
	TOTAL SANITARY SEWER COST			\$	1,147,100.00
					<i>(To the nearest \$100)</i>
	TOTAL ELECTRICAL IMPROVEMENTS COST			\$	12,000.00
					<i>(To the nearest \$100)</i>



Carlson, Barbee & Gibson, Inc.

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ENGINEER'S PRELIMINARY INFRASTRUCTURE COST ESTIMATE

July 19, 2011

VIERA AVENUE (~2,640 LF)

Job No.: 1622-010

(FROM NORTH SIDE OF SANTE FE RAILROAD TRACKS TO 18TH STREET INTERSECTION)

AREA 2B

NORTHEAST ANTIOCH REORGANIZATION

ANTIOCH, CALIFORNIA

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET IMPROVEMENTS</u>					
1	2" AC Overlay (32'x2,640')	84,480	SF	\$ 1.50	\$ 126,720.00
2	Replace Striping	1	LS	\$ 2,500.00	\$ 2,500.00
3	Traffic Control	2,640	LF	\$ 5.00	\$ 13,200.00
Subtotal Street Improvements					\$ 142,420.00
<u>STORM DRAIN</u>					
4	24" Storm Drain Pipe	2,160	LF	\$ 72.00	\$ 155,520.00
5	18" Storm Drain Crossings (40' each @ 300')	290	LF	\$ 54.00	\$ 15,660.00
6	Catch Basins (Assumed 2 @ 300')	14	EA	\$ 3,000.00	\$ 42,000.00
7	Manholes (Assumed @ 500')	5	EA	\$ 3,500.00	\$ 17,500.00
Subtotal Storm Drain					\$ 230,680.00
<u>SANITARY SEWER</u>					
8	8" Sanitary Sewer Pipe (Including Street Replacement)	1,160	LF	\$ 90.00	\$ 104,400.00
9	8" Sanitary Sewer Pipe (10 - 15' Deep - Including Street Replacement)	100	LF	\$ 90.00	\$ 9,000.00
10	8" Sanitary Sewer Pipe (15 - 20' Deep - Including Street Replacement)	1,000	LF	\$ 120.00	\$ 120,000.00
11	Manholes (Assumed every 400')	6	EA	\$ 5,000.00	\$ 30,000.00
12	Sewer Laterals	31	EA	\$ 2,500.00	\$ 77,500.00
13	Bore & Jack (Under Railroad Right of Way)	70	LF	\$ 600.00	\$ 42,000.00
Subtotal Sanitary Sewer					\$ 382,900.00
<u>WATER SUPPLY</u>					
14	Water Laterals (Hot Tap Existing 16" Main - Including Street Replacement)	31	EA	\$ 2,500.00	\$ 77,500.00
15	Fire Hydrant (Assumed @ 400')	6	EA	\$ 7,500.00	\$ 45,000.00
Subtotal Water Supply					\$ 122,500.00

Carlson, Barbee & Gibson, Inc.

Item	Description	Quantity	Unit	Unit Price	Amount
<u>ELECTRICAL IMPROVEMENTS</u>					
16	Streetlights (<i>Fitted to Existing Utility Pole</i>)	8	EA	\$ 4,000.00	\$ 32,000.00
17	Budget to Replace Existing Street Light	6	EA	\$ 2,000.00	\$ 12,000.00
	Subtotal Electrical Improvements				\$ 44,000.00
				TOTAL VIERA AVENUE IMPROVEMENT COST \$	922,500.00
				<i>(To the nearest \$100)</i>	
				TOTAL VIERA AVENUE STORM DRAIN COST \$	230,700.00
				<i>(To the nearest \$100)</i>	
				TOTAL VIERA AVENUE SANITARY SEWER COST \$	454,100.00
				<i>(To the nearest \$100)</i>	
				TOTAL VIERA AVENUE WATER SUPPLY COST \$	193,700.00
				<i>(To the nearest \$100)</i>	
				TOTAL VIERA AVENUE ELECTRICAL IMPROVEMENTS COST \$	44,000.00
				<i>(To the nearest \$100)</i>	



Carlson, Barbee & Gibson, Inc.

CIVIL ENGINEERS • SURVEYORS • PLANNERS

ENGINEER'S PRELIMINARY INFRASTRUCTURE COST ESTIMATE
SANTA FE AVENUE (~850 LF)
AREA 2B
NORTHEAST ANTIOCH REORGANIZATION
 ANTIOCH, CALIFORNIA

July 19, 2011
 Job No.: 1622-010

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET IMPROVEMENTS</u>					
1	2" AC Overlay (24'x575')	13,800	SF	\$ 1.50	\$ 20,700.00
2	Traffic Control	850	LF	\$ 5.00	\$ 4,250.00
Subtotal Street Improvements					\$ 24,950.00
<u>STORM DRAIN</u>					
3	36" Storm Drain Pipe	630	LF	\$ 108.00	\$ 68,040.00
4	Catch Basins (Assumed 2 @ 300')	5	EA	\$ 3,000.00	\$ 15,000.00
5	18" Storm Drain Crossings (36' each @ 300')	80	LF	\$ 54.00	\$ 4,320.00
6	Manholes (Assumed @ 500')	2	EA	\$ 3,500.00	\$ 7,000.00
7	Offsite 36" Storm Drain Pipe	1,360	LF	\$ 108.00	\$ 146,880.00
8	Offsite Storm Drain Manhole	3	EA	\$ 3,500.00	\$ 10,500.00
9	Basin Outfall	1	LS	\$ 10,000.00	\$ 10,000.00
10	Easement for Storm Drain Pipe (Assumed 20' Wide)	27,200	SF	\$ 2.50	\$ 68,000.00
Subtotal Storm Drain					\$ 329,740.00
<u>SANITARY SEWER</u>					
11	8" Sanitary Sewer Pipe (15'-20' Deep - Including Street Replacement)	850	LF	\$ 120.00	\$ 102,000.00
12	Manholes (Assumed @ 400')	2	EA	\$ 5,000.00	\$ 10,000.00
13	Sewer Laterals (Including Street Replacement)	12	EA	\$ 2,500.00	\$ 30,000.00
Subtotal Sanitary Sewer					\$ 142,000.00
<u>WATER SUPPLY</u>					
14	8" PVC Water Line (Including Street Replacement)	850	LF	\$ 80.00	\$ 68,000.00
15	Water Lateral (Including Street Replacement)	12	EA	\$ 2,500.00	\$ 30,000.00
16	Fire Hydrant (Assumed @ 400')	1	EA	\$ 7,500.00	\$ 7,500.00
17	Cut-In Tee with Valves	1	EA	\$ 12,500.00	\$ 12,500.00
Subtotal Water Supply					\$ 118,000.00

Carlson, Barbee & Gibson, Inc.

Item	Description	Quantity	Unit	Unit Price	Amount
<u>ELECTRICAL IMPROVEMENTS</u>					
18	Streetlights (<i>Fitted to Existing Utility Pole</i>)	1	EA	\$ 4,000.00	\$ 4,000.00
19	Budget to Replace Existing Street Light	3	EA	\$ 2,000.00	\$ 6,000.00
	Subtotal Electrical Improvements				\$ 10,000.00
	TOTAL SANTA FE AVENUE IMPROVEMENT COST			\$	624,700.00
					<i>(To the nearest \$100)</i>
	TOTAL STORM DRAIN COST			\$	329,700.00
					<i>(To the nearest \$100)</i>
	TOTAL SANITARY SEWER COST			\$	154,500.00
					<i>(To the nearest \$100)</i>
	TOTAL WATER SUPPLY			\$	130,500.00
					<i>(To the nearest \$100)</i>
	TOTAL ELECTRICAL IMPROVEMENTS			\$	10,000.00
					<i>(To the nearest \$100)</i>



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ENGINEER'S PRELIMINARY INFRASTRUCTURE COST ESTIMATE
WALNUT AVENUE (~800 LF)
AREA 2B
NORTHEAST ANTIOCH REORGANIZATION
ANTIOCH, CALIFORNIA

July 19, 2011
Job No.: 1622-010

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET IMPROVEMENTS</u>					
1	2" AC Overlay (24'x800')	19,200	SF	\$ 1.50	\$ 28,800.00
2	Traffic Control	800	LF	\$ 5.00	\$ 4,000.00
Subtotal Street Improvements					\$ 32,800.00
<u>STORM DRAIN</u>					
3	24" Storm Drain Pipe (Assumed)	800	LF	\$ 72.00	\$ 57,600.00
4	18" Storm Drain Crossings (36' each @ 300')	100	LF	\$ 54.00	\$ 5,400.00
5	Catch Basins (Assumed 2 @ 300')	6	EA	\$ 3,000.00	\$ 18,000.00
6	Manholes (Assumed @ 500')	2	EA	\$ 3,500.00	\$ 7,000.00
Subtotal Storm Drain					\$ 88,000.00
<u>SANITARY SEWER</u>					
7	8" Sanitary Sewer Pipe (Including Street Replacement)	800	LF	\$ 90.00	\$ 72,000.00
8	Manholes (Assumed @ 400')	2	EA	\$ 5,000.00	\$ 10,000.00
9	Sewer Laterals (Including Street Replacement)	18	EA	\$ 2,500.00	\$ 45,000.00
Subtotal Sanitary Sewer					\$ 127,000.00
<u>WATER SUPPLY</u>					
10	8" PVC Water Line (Including Street Replacement)	800	LF	\$ 80.00	\$ 64,000.00
11	Water Lateral (Including Street Replacement)	18	EA	\$ 2,500.00	\$ 45,000.00
12	Fire Hydrant (Assumed @ 400')	2	EA	\$ 7,500.00	\$ 15,000.00
Subtotal Water Supply					\$ 124,000.00

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Item	Description	Quantity	Unit	Unit Price	Amount
<u>ELECTRICAL IMPROVEMENTS</u>					
13	Streetlights <i>(Fitted to Existing Utility Pole)</i>	6	EA	\$ 4,000.00	\$ 24,000.00
14	Budget to Replace Existing Street Light	1	EA	\$ 2,000.00	\$ 2,000.00
	Subtotal Electrical Improvements				\$ 26,000.00
	TOTAL WALNUT AVENUE IMPROVEMENT COST			\$	397,800.00
					<i>(To the nearest \$100)</i>
	TOTAL STORM DRAIN COST			\$	88,000.00
					<i>(To the nearest \$100)</i>
	TOTAL SANITARY SEWER COST			\$	143,400.00
					<i>(To the nearest \$100)</i>
	TOTAL WATER SUPPLY			\$	140,400.00
					<i>(To the nearest \$100)</i>
	TOTAL ELECTRICAL IMPROVEMENTS			\$	26,000.00
					<i>(To the nearest \$100)</i>



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ENGINEER'S PRELIMINARY INFRASTRUCTURE COST ESTIMATE
BOWN LANE (~600 LF)
AREA 2B
NORTHEAST ANTIOCH REORGANIZATION
ANTIOCH, CALIFORNIA

July 19, 2011
Job No.: 1622-010

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET IMPROVEMENTS</u>					
1	2" AC Overlay (24'x600')	14,400	SF	\$ 1.50	\$ 21,600.00
2	Traffic Control	600	LF	\$ 5.00	\$ 3,000.00
Subtotal Street Improvements					\$ 24,600.00
<u>STORM DRAIN</u>					
3	24" Storm Drain Pipe (Assumed)	575	LF	\$ 72.00	\$ 41,400.00
4	18" Storm Drain Crossings (36' each @ 300')	70	LF	\$ 54.00	\$ 3,780.00
5	Catch Basins (Assumed 2 @ 300')	4	EA	\$ 3,000.00	\$ 12,000.00
6	Manholes (Assumed @ 500')	2	EA	\$ 3,500.00	\$ 7,000.00
Subtotal Storm Drain					\$ 64,180.00
<u>SANITARY SEWER</u>					
7	8" Sanitary Sewer Pipe (Including Street Replacement)	600	LF	\$ 90.00	\$ 54,000.00
8	Manholes (Assumed @ 400')	1	EA	\$ 5,000.00	\$ 5,000.00
9	Sewer Laterals (Including Street Replacement)	3	EA	\$ 2,500.00	\$ 7,500.00
Subtotal Sanitary Sewer					\$ 66,500.00
<u>WATER SUPPLY</u>					
10	8" PVC Water Line (Including Street Replacement)	600	LF	\$ 80.00	\$ 48,000.00
11	Water Lateral (Including Street Replacement)	3	EA	\$ 2,500.00	\$ 7,500.00
12	Fire Hydrant (Assumed @ 400')	1	EA	\$ 7,500.00	\$ 7,500.00
13	Cut-In Tee with Valves	1	EA	\$ 12,500.00	\$ 12,500.00
Subtotal Water Supply					\$ 75,500.00

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Item	Description	Quantity	Unit	Unit Price	Amount
<u>ELECTRICAL IMPROVEMENTS</u>					
14	Streetlights <i>(Fitted to Existing Utility Pole)</i>	1	EA	\$ 4,000.00	\$ 4,000.00
15	Budget to Replace Existing Street Light	2	EA	\$ 2,000.00	\$ 4,000.00
	Subtotal Electrical Improvements				\$ 8,000.00
				TOTAL BOWN LANE IMPROVEMENT COST	\$ 238,800.00
					<i>(To the nearest \$100)</i>
				TOTAL STORM DRAIN COST	\$ 64,200.00
					<i>(To the nearest \$100)</i>
				TOTAL SANITARY SEWER COST	\$ 78,800.00
					<i>(To the nearest \$100)</i>
				TOTAL WATER SUPPLY	\$ 87,800.00
					<i>(To the nearest \$100)</i>
				TOTAL ELECTRICAL IMPROVEMENTS	\$ 8,000.00
					<i>(To the nearest \$100)</i>



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ENGINEER'S PRELIMINARY INFRASTRUCTURE COST ESTIMATE
VINE LANE (~890 LF) (PARTIAL DIRT ROAD)
AREA 2B
NORTHEAST ANTIOCH REORGANIZATION
 ANTIOCH, CALIFORNIA

July 19, 2011
 Job No.: 1622-010

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET IMPROVEMENTS</u>					
1	2" AC Overlay (24'x750')	18,000	SF	\$ 1.50	\$ 27,000.00
2	Traffic Control	890	LF	\$ 2.00	\$ 1,780.00
Subtotal Street Improvements					\$ 28,780.00
<u>STORM DRAIN</u>					
3	24" Storm Drain Pipe (Assumed)	890	LF	\$ 72.00	\$ 64,080.00
4	18" Storm Drain Crossings (36' each @ 300')	110	LF	\$ 54.00	\$ 5,940.00
5	Catch Basins (Assumed 2 @ 300')	6	EA	\$ 3,000.00	\$ 18,000.00
6	Manholes (Assumed @ 500')	2	EA	\$ 3,500.00	\$ 7,000.00
7	Offsite 36" Storm Drain Pipe	1,350	LF	\$ 108.00	\$ 145,800.00
8	Offsite Storm Drain Manhole	3	EA	\$ 3,500.00	\$ 10,500.00
9	Easement for Storm Drain Pipe (Assumed 20' Wide)	27,000	SF	\$ 2.50	\$ 67,500.00
Subtotal Storm Drain					\$ 318,820.00
<u>SANITARY SEWER</u>					
10	8" Sanitary Sewer Pipe (Including Street Replacement)	890	LF	\$ 90.00	\$ 80,100.00
11	Manholes (Assumed @ 400')	2	EA	\$ 5,000.00	\$ 10,000.00
12	Sewer Laterals (Including Street Replacement)	22	EA	\$ 2,500.00	\$ 55,000.00
Subtotal Sanitary Sewer					\$ 145,100.00
<u>WATER SUPPLY</u>					
13	8" PVC Water Line (Including Street Replacement)	890	LF	\$ 80.00	\$ 71,200.00
14	Water Lateral (Including Street Replacement)	22	EA	\$ 2,500.00	\$ 55,000.00
15	Fire Hydrant (Assumed @ 400')	2	EA	\$ 7,500.00	\$ 15,000.00
16	Cut-In Tee with Valves	1	EA	\$ 12,500.00	\$ 12,500.00
Subtotal Water Supply					\$ 153,700.00

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Item	Description	Quantity	Unit	Unit Price	Amount
<u>ELECTRICAL IMPROVEMENTS</u>					
17	Streetlights <i>(Fitted to Existing Utility Pole)</i>	5	EA	\$ 4,000.00	\$ 20,000.00
	Subtotal Electrical Improvements				\$ 20,000.00
	TOTAL VINE LANE IMPROVEMENT COST			\$	666,400.00
	<i>(To the nearest \$100)</i>				
	TOTAL STORM DRAIN COST			\$	318,800.00
	<i>(To the nearest \$100)</i>				
	TOTAL SANITARY SEWER COST			\$	159,500.00
	<i>(To the nearest \$100)</i>				
	TOTAL WATER SUPPLY			\$	168,100.00
	<i>(To the nearest \$100)</i>				
	TOTAL ELECTRICAL IMPROVEMENTS			\$	20,000.00
	<i>(To the nearest \$100)</i>				



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ENGINEER'S PRELIMINARY INFRASTRUCTURE COST ESTIMATE
STEWART LANE (~350 LF) (DIRT ROAD)
AREA 2B
NORTHEAST ANTIOCH REORGANIZATION
 ANTIOCH, CALIFORNIA

July 19, 2011
 Job No.: 1622-010

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET IMPROVEMENTS</u>					
1	Street Fine Grading (<i>Assumed 20' wide section</i>)	7,000	SF	\$ 0.40	\$ 2,800.00
2	Traffic Control	350	LF	\$ 2.00	\$ 700.00
	Subtotal Street Improvements				\$ 3,500.00
<u>STORM DRAIN</u>					
3	24" Storm Drain Pipe (<i>Assumed</i>)	350	LF	\$ 64.00	\$ 22,400.00
4	18" Storm Drain Crossings (<i>36' each @ 300'</i>)	40	LF	\$ 54.00	\$ 2,160.00
5	Catch Basins (<i>Assumed 2 @ 300'</i>)	3	EA	\$ 3,000.00	\$ 9,000.00
6	Manholes (<i>Assumed @ 500'</i>)	1	EA	\$ 3,500.00	\$ 3,500.00
	Subtotal Storm Drain				\$ 37,060.00
<u>SANITARY SEWER</u>					
7	8" Sanitary Sewer Pipe	350	LF	\$ 50.00	\$ 17,500.00
8	Manholes (<i>Assumed @ 400'</i>)	1	EA	\$ 3,500.00	\$ 3,500.00
9	Sewer Laterals	4	EA	\$ 750.00	\$ 3,000.00
	Subtotal Sanitary Sewer				\$ 24,000.00
<u>WATER SUPPLY</u>					
10	8" PVC Water Line	350	LF	\$ 60.00	\$ 21,000.00
11	Water Lateral	4	EA	\$ 750.00	\$ 3,000.00
12	Fire Hydrant (<i>Assumed @ 400'</i>)	1	EA	\$ 5,000.00	\$ 5,000.00
13	Cut-In Tee with Valves	1	EA	\$ 12,500.00	\$ 12,500.00
	Subtotal Water Supply				\$ 41,500.00

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Item	Description	Quantity	Unit	Unit Price	Amount
<u>ELECTRICAL IMPROVEMENTS</u>					
14	Streetlights <i>(Fitted to Existing Utility Pole)</i>	2	EA	\$ 4,000.00	\$ 8,000.00
	Subtotal Electrical Improvements				\$ 8,000.00
				TOTAL STEWART LANE IMPROVEMENT COST	\$ 114,100.00
				<i>(To the nearest \$100)</i>	
				TOTAL STORM DRAIN COST	\$ 37,100.00
				<i>(To the nearest \$100)</i>	
				TOTAL SANITARY SEWER COST	\$ 25,800.00
				<i>(To the nearest \$100)</i>	
				TOTAL WATER SUPPLY	\$ 43,300.00
				<i>(To the nearest \$100)</i>	
				TOTAL ELECTRICAL IMPROVEMENTS	\$ 8,000.00
				<i>(To the nearest \$100)</i>	



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ENGINEER'S PRELIMINARY INFRASTRUCTURE COST ESTIMATE
ST. CLAIRE DRIVE AND PORTION OF E. 18TH ST. (~1,200 LF) (DIRT ROAD)
(EXTENSION TO LIPTON STREET)
AREA 2B
NORTHEAST ANTIOCH REORGANIZATION
ANTIOCH, CALIFORNIA

July 19, 2011
Job No.: 1622-010

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET IMPROVEMENTS</u>					
1	Street Fine Grading (<i>Assumed 20' wide section</i>)	24,000	SF	\$ 0.40	\$ 9,600.00
2	Traffic Control	1,200	LF	\$ 2.00	\$ 2,400.00
Subtotal Street Improvements					\$ 12,000.00
<u>STORM DRAIN</u>					
3	24" Storm Drain Pipe (<i>Assumed</i>)	1,100	LF	\$ 72.00	\$ 79,200.00
4	18" Storm Drain Crossings (<i>36' each @ 300'</i>)	130	LF	\$ 54.00	\$ 7,020.00
5	Catch Basins (<i>Assumed 2 @ 300'</i>)	8	EA	\$ 3,000.00	\$ 24,000.00
6	Manholes (<i>Assumed @ 500'</i>)	3	EA	\$ 3,500.00	\$ 10,500.00
Subtotal Storm Drain					\$ 120,720.00
<u>SANITARY SEWER</u>					
7	6" Sanitary Sewer Pipe	1,200	LF	\$ 50.00	\$ 60,000.00
8	Manholes (<i>Assumed @ 400'</i>)	3	EA	\$ 3,500.00	\$ 10,500.00
9	Sewer Laterals	10	EA	\$ 750.00	\$ 7,500.00
Subtotal Sanitary Sewer					\$ 78,000.00
<u>SANITARY SEWER (ST. CLAIRE DRIVE TO CONNECTION)</u>					
10	6" Sanitary Sewer Pipe (<i>Including Street Replacement</i>)	300	LF	\$ 90.00	\$ 27,000.00
11	Manholes (<i>Assumed @ 400'</i>)	1	EA	\$ 5,000.00	\$ 5,000.00
12	Connect to Existing Sanitary Sewer	1	EA	\$ 1,500.00	\$ 1,500.00
Subtotal Sanitary Sewer					\$ 33,500.00
<u>WATER SUPPLY</u>					
13	8" PVC Water Line	1,200	LF	\$ 60.00	\$ 72,000.00
14	Water Lateral	10	EA	\$ 750.00	\$ 7,500.00
15	Fire Hydrant (<i>Assumed @ 400'</i>)	3	EA	\$ 5,000.00	\$ 15,000.00
16	Cut-In Tee with Valves	1	EA	\$ 12,500.00	\$ 12,500.00
Subtotal Water Supply					\$ 107,000.00

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Item	Description	Quantity	Unit	Unit Price	Amount
<u>ELECTRICAL IMPROVEMENTS</u>					
17	Streetlights <i>(Fitted to Existing Utility Pole)</i>	6	EA	\$ 4,000.00	\$ 24,000.00
	Subtotal Electrical Improvements				\$ 24,000.00
				TOTAL ST. CLAIRE DRIVE IMPROVEMENT COST	\$ 375,200.00
				<i>(To the nearest \$100)</i>	
				TOTAL STORM DRAIN COST	\$ 120,700.00
				<i>(To the nearest \$100)</i>	
				TOTAL SANITARY SEWER COST	\$ 117,500.00
				<i>(To the nearest \$100)</i>	
				TOTAL WATER SUPPLY	\$ 113,000.00
				<i>(To the nearest \$100)</i>	
				TOTAL ELECTRICAL IMPROVEMENTS	\$ 24,000.00
				<i>(To the nearest \$100)</i>	



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ENGINEER'S PRELIMINARY INFRASTRUCTURE COST ESTIMATE
TREMBATH LANE (~980 LF) (DIRT ROAD)
AREA 2B
NORTHEAST ANTIOCH REORGANIZATION
 ANTIOCH, CALIFORNIA

July 19, 2011
 Job No.: 1622-010

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET IMPROVEMENTS</u>					
1	Street Fine Grading (<i>Assumed 20' wide section</i>)	19,600	SF	\$ 0.40	\$ 7,840.00
2	Traffic Control	980	LF	\$ 2.00	\$ 1,960.00
Subtotal Street Improvements					\$ 9,800.00
<u>STORM DRAIN</u>					
3	18" Storm Drain Crossings (<i>36' each @ 300'</i>) (<i>Main existing</i>)	120	LF	\$ 54.00	\$ 6,480.00
4	Catch Basins (<i>Assumed 2 @ 300'</i>)	7	EA	\$ 3,000.00	\$ 21,000.00
5	Manholes (<i>Assumed @ 500'</i>)	2	EA	\$ 3,500.00	\$ 7,000.00
Subtotal Storm Drain					\$ 34,480.00
<u>SANITARY SEWER</u>					
6	8" Sanitary Sewer Pipe	750	LF	\$ 50.00	\$ 37,500.00
7	Manholes (<i>Assumed @ 400'</i>)	2	EA	\$ 3,500.00	\$ 7,000.00
8	Sewer Laterals	8	EA	\$ 750.00	\$ 6,000.00
Subtotal Sanitary Sewer					\$ 50,500.00
<u>SANITARY SEWER (E. 18TH STREET CROSSING)</u>					
9	8" Sanitary Sewer Pipe (<i>Including Street Replacement</i>)	50	LF	\$ 90.00	\$ 4,500.00
10	Manholes (<i>Assumed @ 400'</i>)	1	EA	\$ 5,000.00	\$ 5,000.00
Subtotal Sanitary Sewer					\$ 9,500.00
<u>WATER SUPPLY</u>					
11	8" PVC Water Line	980	LF	\$ 60.00	\$ 58,800.00
12	Water Lateral	8	EA	\$ 750.00	\$ 6,000.00
13	Fire Hydrant (<i>Assumed @ 400'</i>)	2	EA	\$ 5,000.00	\$ 10,000.00
14	Cut-In Tee with Valves	1	EA	\$ 12,500.00	\$ 12,500.00
Subtotal Water Supply					\$ 87,300.00

Carlson, Barbee & Gibson, Inc.

Item	Description	Quantity	Unit	Unit Price	Amount
<u>ELECTRICAL IMPROVEMENTS</u>					
15	Streetlights <i>(Fitted to Existing Utility Pole)</i>	6	EA	\$ 4,000.00	\$ 24,000.00
	Subtotal Electrical Improvements				\$ 24,000.00
	TOTAL TREMBATH LANE IMPROVEMENT COST			\$	215,600.00
				<i>(To the nearest \$100)</i>	
	TOTAL STORM DRAIN COST			\$	34,500.00
				<i>(to the nearest \$100)</i>	
	TOTAL SANITARY SEWER COST			\$	64,900.00
				<i>(to the nearest \$100)</i>	
	TOTAL WATER SUPPLY			\$	92,200.00
				<i>(to the nearest \$100)</i>	
	TOTAL ELECTRICAL IMPROVEMENTS			\$	24,000.00
				<i>(to the nearest \$100)</i>	



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ENGINEER'S PRELIMINARY INFRASTRUCTURE COST ESTIMATE
MIKE YORBA WAY (~250 LF) (DIRT ROAD)
AREA 2B
NORTHEAST ANTIOCH REORGANIZATION
 ANTIOCH, CALIFORNIA

July 19, 2011
 Job No.: 1622-010

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET IMPROVEMENTS</u>					
1	Street Fine Grading (<i>Assumed 20' wide section</i>)	5,000	SF	\$ 0.40	\$ 2,000.00
2	Traffic Control	250	LF	\$ 2.00	\$ 500.00
Subtotal Street Improvements					\$ 2,500.00
<u>STORM DRAIN</u>					
3	18" Storm Drain Crossings	100	LF	\$ 64.00	\$ 6,400.00
4	Catch Basins	2	EA	\$ 3,000.00	\$ 6,000.00
5	Manholes (<i>Assumed @ 500'</i>)	1	EA	\$ 3,500.00	\$ 3,500.00
Subtotal Storm Drain					\$ 15,900.00
<u>SANITARY SEWER</u>					
6	8" Sanitary Sewer Pipe	250	LF	\$ 50.00	\$ 12,500.00
7	Manholes (<i>Assumed @ 400'</i>)	1	EA	\$ 3,500.00	\$ 3,500.00
8	Sewer Laterals	4	EA	\$ 750.00	\$ 3,000.00
Subtotal Sanitary Sewer					\$ 19,000.00
<u>WATER SUPPLY</u>					
9	8" PVC Water Line	250	LF	\$ 60.00	
10	Water Lateral	4	EA	\$ 750.00	\$ 3,000.00
11	Fire Hydrant (<i>Assumed @ 400'</i>)	1	EA	\$ 5,000.00	\$ 5,000.00
Subtotal Water Supply					\$ 8,000.00

Carlson, Barbee & Gibson, Inc.

Item	Description	Quantity	Unit	Unit Price	Amount
<u>ELECTRICAL IMPROVEMENTS</u>					
12	Streetlights (<i>Fitted to Existing Utility Pole</i>)	2	EA	\$ 4,000.00	\$ 8,000.00
	Subtotal Electrical Improvements				\$ 8,000.00
				TOTAL MIKE YORBA WAY IMPROVEMENT COST	\$ 53,400.00
				<i>(To the nearest \$100)</i>	
				TOTAL STORM DRAIN COST	\$ 15,900.00
				<i>(To the nearest \$100)</i>	
				TOTAL SANITARY SEWER COST	\$ 20,300.00
				<i>(To the nearest \$100)</i>	
				TOTAL WATER SUPPLY	\$ 9,300.00
				<i>(To the nearest \$100)</i>	
				TOTAL ELECTRICAL IMPROVEMENTS	\$ 8,000.00
				<i>(To the nearest \$100)</i>	



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ENGINEER'S PRELIMINARY INFRASTRUCTURE COST ESTIMATE
WYMORE WAY AND PORTION OF E. 18TH ST. (~900 LF) (DIRT ROAD)
AREA 2B
NORTHEAST ANTIOCH REORGANIZATION
ANTIOCH, CALIFORNIA

July 19, 2011
Job No.: 1622-010

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STREET IMPROVEMENTS</u>					
1	2" AC Overlay (24'x900')	21,600	SF	\$ 0.40	\$ 8,640.00
2	Traffic Control	900	LF	\$ 2.00	\$ 1,800.00
Subtotal Street Improvements					\$ 10,440.00
<u>SANITARY SEWER</u>					
3	8" Sanitary Sewer Pipe	900	LF	\$ 50.00	\$ 45,000.00
4	Manholes (Assumed @ 400')	3	EA	\$ 3,500.00	\$ 10,500.00
Subtotal Sanitary Sewer					\$ 55,500.00
<u>SANITARY SEWER (WYMORE WAY TO ST. CLAIRE DRIVE)</u>					
5	8" Sanitary Sewer Pipe	600	LF	\$ 50.00	\$ 30,000.00
6	Manholes (Assumed @ 400')	2	EA	\$ 3,500.00	\$ 7,000.00
Subtotal Sanitary Sewer					\$ 37,000.00
<u>WATER SUPPLY</u>					
7	8" PVC Water Line	900	LF	\$ 60.00	\$ 54,000.00
8	Fire Hydrant (Assumed @ 400')	3	EA	\$ 5,000.00	\$ 15,000.00
Subtotal Water Supply					\$ 69,000.00
TOTAL MIKE YORBA WAY IMPROVEMENT COST					\$ 171,900.00
					<i>(To the nearest \$100)</i>
TOTAL SANITARY SEWER COST					\$ 97,700.00
					<i>(To the nearest \$100)</i>
TOTAL WATER SUPPLY					\$ 74,200.00
					<i>(To the nearest \$100)</i>

WORK PROGRAM CALENDAR as of August 1, 2011

	Description	Target Date	Status	Completed/On-Time
Task #1	Finalize Work Program and Form Subcommittee:			
	<ul style="list-style-type: none"> Finalize Work Program 	April 25, 2011	Finalized	Yes/Yes
	<ul style="list-style-type: none"> Form Subcommittee 	February 2011	Formed	Yes/Yes
	<ul style="list-style-type: none"> Prepare Public Information Strategy 	Nov/Dec 2011	Not Initiated	No/Yes
Task #2	Consensus on Fiscal Analysis:			
	<ul style="list-style-type: none"> Prepare and present draft market analysis 	June 27, 2011	Consultant study initiated	No/Yes
	<ul style="list-style-type: none"> Prepare and present draft infrastructure cost analysis 	June 27, 2011	Consultant revised report	No/Yes
	<ul style="list-style-type: none"> Prepare and present updated fiscal analysis 	August 22, 2011	Working report being updated	Yes/Yes
Task #3	Explore infrastructure financing models	To Be Determined	Exploration initiated	No/No schedule
Task #4	Tax Exchange/Revenue Sharing Agreement:			
	<ul style="list-style-type: none"> Subcommittee level 	October 2011	Dependent on Task #2 and #3	No/Yes
<ul style="list-style-type: none"> Board/Council level 	December 2011			
Task #5	Land Use Requirements	May/June 2012	Dependent on Task #2	No/Yes
Task #6 and #7	Formalizing Economic Development Strategy	May 2012	Initiated	No/Yes