

Exhibits for Nicolas/Girasol Cost Participation Agreement

Exhibit A

Description of the Seraphina Frontage Improvements

1. Design and Permitting Estimated Costs.

#	Description	Consultant/Agency	Amount
1	Bike Path Design, construction support,	MBI	\$129,956
2	Environmental - monitoring	HELIX	\$49,668
3	Traffic Control Plans	Allied / MBI	\$29,133
4	Lighting Design & Electrical Engineering	Visual Concepts	\$2,885
		Total:	\$211,642

2. Improvements from Nicolas Road Centerline Station 76+00 to Nicolas Road Centerline Station 95+00 as shown on City of Temecula Department of Public Works Street Improvement Plans entitled “TM 37368 – Roripaugh Ranch Specific Plan, CFD No. 03-03 & CFD No. 16-01, Nicolas Road and Calle Girasol Street Improvements”, Sheets C-8, C-9, and C-10, and accompanying detail sheets and sheets of notes, signed by Public Works Director / City Engineer Patrick A. Thomas, 11/09/2022.

#	Description	Contractor/Agency	Amount
1	Dry Utilities	AD Wilson	\$143,722
2	Earthwork, demolition, removals	DMC	\$70,515
3	Communications Relocation	Frontier	\$4,282
4	Street Surfacing	Hillcrest	\$355,887
5	Landscape	Jon Gilmer Construction	\$6,955
6	Construction Staking	MBI	\$71,000
7	Geotechnical Testing and Reporting	Leighton	\$21,617
		Total:	\$673,979

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3. Traffic Control Implementation Costs – Stage 1A (Seraphina Frontage).

#	Description	Contractor	Amount
1	Traffic Control Implementation	Allied	\$47,814
2	Temporary paving - north side.	Pacific Masters	\$39,936
3	Temporary paving – south side.	Hillcrest	\$85,743
4	Temporary paving removal (estimate)	TBD	\$8,493
		Total:	\$181,986

4. Total Seraphina Frontage Estimated Cost: \$1,067,607

Exhibit B

Description of the Sewer Improvements

Upsizing of improvements as shown on Eastern Municipal Water District (EMWD) sewer relocation plans entitled “Nicolas Rd & Calle Girasol, 15” Sewer Relocation”, Sheets 1 – 4, signed by EMWD on 8/19/2021, and which are Sheets C-44 through C-47 of City of Temecula Department of Public Works Street Improvement Plans entitled “TM 37368 – Roripaugh Ranch Specific Plan, CFD No. 03-03 & CFD No. 16-01, Nicolas Road and Calle Girasol Street Improvements”.

The Sewer Improvements are the subject of the “Cost-Participation Agreement between City of Temecula and Eastern Municipal Water District for Sewer Pipeline Relocation for the Nicolas Road and Calle Girasol Improvements CFD Project”, entered into as of 9/24/2021, to upsize the sewer main from 15” to 21”. The Sewer Improvements and the method and process for their reimbursement by EMWD to the City of Temecula are described in the Agreement.

Estimated Reimbursement. The Agreement estimates the reimbursement amount for upsizing at \$19,273. EMWD will reimburse the City using the actual costs for the bid items, up to an amount not exceeding \$100,000.

Exhibit C

Description of the Streetlight Improvements

The Streetlight Improvements consist of the actual cost addition of any streetlights above the fourteen (14) streetlights shown on the City of Temecula Department of Public Works plans entitled “Nicolas Extension Road, Street Light Plan, Jessie Circle to Calle Girasol”, Sheets 1-6, prepared by Visual Concepts, Inc., dated 07/25/2022, including the conversion of any streetlight shown on the plans as “Future Streetlight” to a furnished and installed streetlight, together with the actual cost of the addition of the City Interconnect, consisting of a three-inch (3”) conduit and pull boxes for future City communications interconnect purposes.

Estimated Streetlight Improvements Cost.

City Interconnect.

Three-inch (3”) conduit and pull boxes for future City communications interconnect purposes. Contract cost: A. D. Wilson: **\$170,993.75**

Each Additional Streetlight or Conversion.

Contract Costs A. D. Wilson.

Additional Streetlights	#	Unit	Unit Cost	Cost
Stage 2	2	Each	\$8,527	\$17,054.00
Stage 1C	6	Each	\$8,527	\$51,162.00
Estimated Totals:	8			\$68,216.00

Estimated Total Streetlight Improvements Cost:

\$239,209.75.

Exhibit D

Description of the Added Sports Park Improvements

Estimated cost of the Added Sports Park Improvements: \$7,552.



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Exhibit E

Description of the Landscape Improvements

Item	Description	Estimated Cost
1	Design and Construction Documents Use 3.5% of construction costs.	\$10,520
2	Traffic Control:	\$39,000
3	Slope Grading and Hydroseed and BMPs:	\$53,000
4	Landscape: 25,260 sf - Mulch @ 2" depth. Subtotal:	\$7,578
5	Irrigation: Connect to existing mainline, add 1 mainline, battery controllers, valves, lateral lines on grade, rotary spray heads on risers.	\$170,992
6	Maintenance: Contract maintenance until turnover to County. \$2,500/month for 12 months	\$30,000
	Estimated Total:	\$311,090

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Exhibit F

Description of the Trail Improvements

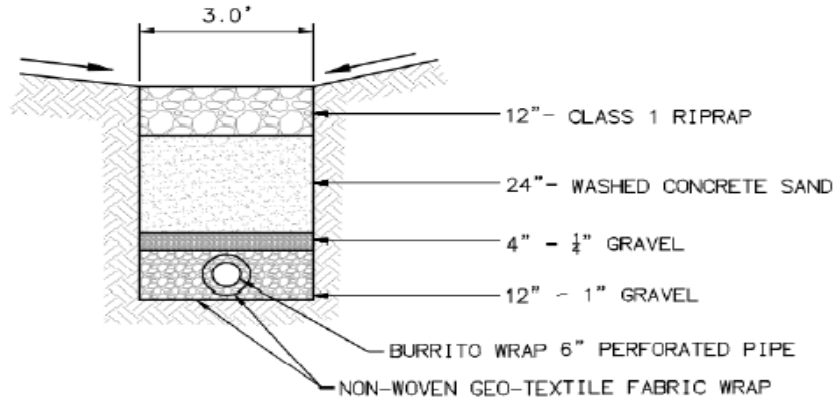
1. Remove and dispose of existing EMWD gate.
2. Provide labor and material to install five (5) removable bollards, QCP Model #QS-8BR at the location of the existing gate.
3. Supply, install and coordinate locks for the removable bollards to the satisfaction of EMWD.
4. Cost:

Qty	UoM	Description	Amount	Extended Amount
5	EA	QCP #QS-8RB Removable Bollards	\$ 2,362.18	\$ 11,810.90
			Total Estimate:	\$ 11,810.90

Exhibit G

Description of the Delta Revision Offset

The Delta Revision Offset would eliminate all components of the Rock Swale, detailed below, with the exception of the twelve inches (12") of Class 1 Riprap.



35 ROCK SWALE DETAIL
NOT TO SCALE

The Delta Revision Offset would also revise the road base material specification from "CAB" to "CMB".

Delta Revision Offset Scope	Stage	Quantity	Unit	Unit Price	Total	Estimated Savings
Rock Swale						
Rock Swale - Original Detail	1C - Offsite Nicolas	7,332	SF	\$ 98.00	\$ 718,536	
Rock Swale - Revised Detail	1C - Offsite Nicolas	7,332	SF	\$ 10.00	\$ 73,320	
						\$ 645,216
Base Material Change						
Base Material - Original Spec	1C - Offsite Nicolas	98,506	SF	\$ 1.65	\$ 162,229	
Base Material - Revised Spec	1C - Offsite Nicolas	98,506	SF	\$ 1.24	\$ 122,107	
						\$ 40,122
Base Material - Original Spec	1A - Seraphina	20,927	SF	\$ 1.18	\$ 24,694	
Base Material - Revised Spec	1A - Seraphina	20,927	SF	\$ 0.75	\$ 15,695	
						\$ 8,999
Base Material - Original Spec	1B - Leifer	11,615	SF	\$ 1.52	\$ 17,655	
Base Material - Revised Spec	1B - Leifer	11,615	SF	\$ 0.75	\$ 8,711	
						\$ 8,944
Base Material - Original Spec	2 - Nicolas/Girasol	45,460	SF	\$ 1.65	\$ 75,009	
Base Material - Revised Spec	2 - Nicolas/Girasol	45,460	SF	\$ 1.25	\$ 56,825	
						\$ 18,184
					Total Estimated Savings:	\$ 721,465