

Plan Check and Construction Inspection Agreement Exhibit B, Cost Estimate Worksheet

IMPORTANT NOTE: This worksheet is for estimating costs in advance of project implementation and in no way establishes firm costs, work scopes, schedules, timelines or costs for unexpected items or work. Simply because a particular work items is not listed, or is listed with a particular effort level, does not mean that the item is or is not necessary, or the amount of hours or cost estimated is correct

Step	Items	Staff Hours Quantity	Staff Cost (\$)	Consultant/Legal Cost (\$)
			Estimated	Estimated
	<i>Work typically performed by consultants</i>			
S T E P 1	Application Review	0.50	\$22.54	
	Prepare and process advance funding agreement	0.00	\$0.00	\$0.00
	Personnel and Consultant scope determination	4.00	\$180.28	\$0.00
	Produce legal, engineering, environmental consultant cost estimates	1.50	\$67.61	
	<i>Produce and review applicable maps, models, and reports to assist Developer in preparing a Sub-Area Master Plan (SAMP) and environmental documentation required by the California Environmental Quality Act ("CEQA Documentation")</i>	0.00	\$0.00	\$0.00
	<i>Assemble and provide to Developer information, standards and drawings regarding District roads, facilities, equipment and services provided, permit processes</i>	2.00	\$90.14	\$500.00
	Assemble and provide information to Developer regarding future planning activities contemplated by the District with respect to its road, storm drainage, common area Improvements and Services	0.00	\$0.00	\$0.00
	Review, analyze and report on the implications of annexation of all or a part of the Project into the jurisdictional boundaries of the District if required by the parameters of the Project as proposed by Developer	0.00	\$0.00	\$0.00
SUBTOTAL STEP 1		8.00	\$360.56	\$500.00

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			Staff Cost (\$)	Consultant/Legal Cost (\$)
Step	Items	Staff Hours Quantity	Estimated	Estimated
S T E P 2	Assist Developer in preparation, revision, and finalization of the Sub-Area Master Plan (SAMP) and appropriate environmental documentation pursuant to CEQA for the proposed Project	0.00	\$0.00	
	Provide for review and approval of the SAMP by the District Board of Directors;	0.00	\$0.00	\$0.00
	Interface with County with respect to the details of the SAMP	0.00	\$0.00	
	Prepare for and perform all functions required of a Lead Agency under CEQA regarding approval of the SAMP; work with the designated Environmental Consultants regarding appropriate and comprehensive CEQA Documentation for the SAMP; meet with and coordinate with County officials regarding CEQA Documentation and approval of SAMP; review and analyze the Developer Information Form and perform due diligence regarding information provided by Developer in Developer Information Form	0.00	\$0.00	
	Establish and monitor a Trust Fund for deposit of funds by Developer pursuant to this Agreement;	12.00	\$540.84	
	Review, analyze, comment upon and revise as necessary CEQA Documentation prepared by Developer and the Environmental Consultant for the SAMP	0.00	\$0.00	\$0.00
	Review and analysis of the SAMP regarding present system capacities, future system capacities with planned build-out of the Project, impact of the Project on present and future capacities, discussion of alternative infrastructure improvement methods for the Project	2.00	\$90.14	\$0.00
	Evaluation of alternatives presented in the SAMP for capital and analyze long-term operations and maintenance costs as well as impacts on other services provided by District	0.00	\$0.00	\$0.00
	Review and analysis of detailed financial impact analysis as part of the SAMP including long-term financial impacts on existing District customers for providing services to the Project, analysis and revision of the proposed mitigation efforts to minimize the impacts of the Project on the District's existing customer base	0.00	\$0.00	\$0.00
	Review, revision and negotiation regarding elements of the SAMP between Developer and the District's Board of Directors	0.00	\$0.00	\$0.00
SUBTOTAL STEP 2		14.00	\$630.98	\$0.00

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			Staff Cost (\$)	Consultant/Legal Cost (\$)
Step	Items	Staff Hours Quantity	Estimated	Estimated
S T E P 3	Negotiate, prepare, present to Board of Directors for approval and execution of a Development Agreement between Developer and District for the Project;	2.50	\$112.68	\$0.00
	If all or any part of the Project is required to be annexed into the District, negotiation, preparation, Board review and approval of an Annexation Agreement between Developer and District	0.00	\$0.00	
	Review, revision, and negotiation of Developer's Project Design by District Staff and Consultants in order to insure compliance with District's Development Improvement Standards	6.00	\$270.42	\$1,000.00
	All construction administration and inspection required for construction of the Improvements to comply with District standards including review of inspection plans, reports, status, submittals, material testing data compiled by third party inspector	20.00	\$901.40	\$2,000.00
	Review, revision and approval of all security facilities required of Developer for construction of the Improvements whether performance bonds, payment bonds, irrevocable letters of credit, cash deposits, or otherwise	1.00	\$45.07	\$0.00
	Review and inspection of the construction of the Improvements upon completion, as-built drawing review, compilation of documents in order to recommend final Project approval	1.00	\$45.07	\$500.00
	Revision and due diligence of any warranty security provided by Developer	0.00	\$0.00	\$0.00
SUBTOTAL STEP 3		30.50	\$1,374.64	\$3,500.00

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			Staff Cost (\$)	Consultant/Legal Cost (\$)
Step	Items	Staff Hours Quantity	Estimated	Estimated
S T E P 4	Analyze and inspect the Improvements for the two-year warranty period to ensure that all warranty obligations of Developer are satisfied	1.00	\$45.07	\$500.00
	Review, renew and update as possible any performance warranty bonds or irrevocable letters of credit offered by Developer to satisfy its warranty obligation	0.50	\$22.54	
	If necessary for the Project, comply with all the requirements of the annexation process including conducting public hearings and board meetings regarding annexation; negotiations with and meetings with Developer and the Local Agency Formation Commission (LAFCO) regarding terms and conditions of the annexation; reviewing any and all LAFCO documentation and attending all LAFCO hearings regarding annexation; reviewing and revising any terms or conditions of annexation assigned by LAFCO to any proposed annexation	0.00	\$0.00	\$0.00
	Analysis of all easements and rights of way for the maintenance, repair and replacement of all Improvements constructed by Developer pursuant to this Agreement. Receive, review, process and update as-built drawings, maps and update electronic records of easements and infrastructure.	0.50	\$22.54	\$1,000.00
	Process all requests for easements to be granted by the District on District property, including, but not limited to, review of all applicable Preliminary Title Reports on the affected property, field inspection and investigation of proposed easement locations, negotiation of the terms and conditions of each easement in an Easement Agreement, negotiate, prepare, and record any and all necessary grants of easements or other rights of way upon District property necessary for the development of the Project	1.00	\$45.07	\$450.00
SUBTOTAL STEP 4		3.00	\$135.21	\$1,950.00
PROJECT TOTAL		55.50	\$2,501.39	\$5,950.00
ESTIMATED TOTAL DEPOSIT(S) AND COSTS		\$8,451.39		
LESS APPLICATION DEPOSIT		\$5,000.00		
ESTIMATED ADDITIONAL DEPOSIT		\$3,451.39		