

FINAL REPORT

INFRASTRUCTURE FINANCING PLAN FOR THE WOODGLEN SPECIFIC PLAN

Prepared for:

City of Modesto

Prepared by:

Willdan Financial Services

Approved by Modesto City Council on July 9, 2013
Resolution No. 2013-267

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I. INTRODUCTION AND SUMMARY

INTRODUCTION

This Infrastructure Financing Plan (Financing Plan) sets forth a strategy to finance the infrastructure and other public facilities required to serve the proposed land uses in the Woodglen Specific Plan. The Woodglen Specific Plan is located adjacent to the northern city limits of the City of Modesto, within Stanislaus County. The plan area is bounded by Pelandale Avenue on the south, Carver Road on the west, Bangs Avenue on the north and Tully Road on the east.

The City of Modesto (City) is located approximately 70 miles south of Sacramento and 80 miles inland from coastal California. The Woodglen Specific Plan covers approximately 72 gross acres in the southeast corner of the Kiernan-Carver Comprehensive Planning District (CPD), approximately four miles north of downtown Modesto. The Urban Area General Plan provides for an overall density of up to 7.5 units per acre within the Kiernan-Carver CPD. The Woodglen development program yields an average maximum density of 7.4 units per gross acre, comprised of up to 353 single-family units on lots ranging from 3,000 to 10,000 square feet (approximately 3-10 units per acre) and 180 multi-family units at a density of 22-29 units per acre. The plan also includes public open space and an active open space for recreational amenities for its residents.

Water, sewer, police and fire services will be provided by the City and all plan area storm water drainage will be accommodated on the site with no routine discharges.

The Financing Plan anticipates the project will build out over a period of several years. Property located primarily in the western portion of the site, consisting of the single-family development, is slated for the first phase of development. The multi-family residential parcels to the east comprise the second phase.

PURPOSE OF THE FINANCING PLAN

The purpose of the Financing Plan is to provide the estimated cost and timing of infrastructure and other public facilities needed to serve new development within the Specific Plan. The Financing Plan also provides the strategy to match the timing of costs with the availability of probable funding sources.

Buildout of the Woodglen Specific Plan will require construction of roadway, sewer, and storm drainage facilities. Cost estimates for required infrastructure and other public facility improvements have been derived from a combination of available preliminary engineering data from Willdan and from the City of Modesto. **Appendix A** contains a detailed *Preliminary*

Opinion of Cost prepared by the City for each infrastructure component required to serve the Woodglen Specific Plan.

ORGANIZATION OF THE REPORT

In addition to the introduction contained in this chapter, **Chapter I** summarizes the public facility and services planning and financing policies while **Chapter II** summarizes the proposed land uses and the real estate market within the Specific Plan. **Chapter III** identifies the public facilities, facility costs, and phasing of public facilities anticipated for the Woodglen Specific Plan and surrounding area. **Chapter IV** identifies the infrastructure funding strategy and analyzes the burden the required infrastructure places on the proposed development. **Chapter V** discusses the creation of a Community Facilities District. **Chapter VI** describes implementation of the Financing Plan.

In addition to the text, **Appendix A** contains a detailed *Preliminary Opinion of Cost* prepared by the City for each infrastructure component required to serve the Woodglen Specific Plan. **Appendix B** contains an *Infrastructure Funding Matrix* prepared by the City which identifies the funding sources that will be utilized to fund each infrastructure component.

II. PUBLIC FACILITY AND SERVICES PLANNING AND FINANCING POLICIES

As a general matter, the City's approach to the financing of facilities and services is that new development should pay its fair share of costs incurred by the City. The Woodglen Specific Plan will utilize a Community Facilities District (CFD) to finance infrastructure and services for the Woodglen Specific Plan. The CFD will be governed by the City's policies and procedures regarding the formation of CFDs, contained in the *City's Policies and Procedures for the Formation, Annexation of Community Facilities Districts*, adopted September 3, 1996 (Resolution No. 96-501) and most recently amended January 8, 2008 (Resolution No. 2008-024).

The Financing Plan elements are structured to ensure infrastructure and other public facilities are constructed when necessary to serve development within the Specific Plan. The strategy of the Financing Plan is to:

- Completely fund all infrastructure and other public facility costs needed to serve the project,
- Phase infrastructure and other public facility improvements to ensure they are constructed when necessary for new development and when funds are available to construct such public improvements,
- Utilize existing fee programs and other infrastructure funding to fund infrastructure and other public facilities to the extent practicable,
- Allow for special financing district bonds to provide up-front financing for needed infrastructure and other public facilities, and
- Ensure financing mechanisms are flexible to accommodate different combinations of infrastructure timing and funding requirements.

Combining these financing strategy elements will optimize the use of available revenue sources to meet the infrastructure and other public facilities needs of the Woodglen Specific Plan.

III. MARKET ANALYSIS AND LAND USE

MARKET ANALYSIS

Table 1 details the projected growth in population and households for the City over the next 20 years. These are the figures being prepared in conjunction with the Regional Transportation Impact Fee for Stanislaus County. As shown in **Table 1**, the City is projected to see a total growth in households of 11,700 over the next twenty years, or over 500 per year. Based on this projected growth, Willdan does not expect there will be any difficulty with market absorption of the project over any reasonable development period.

Table 1: Demographic Projections

ITEM	POPULATION	HOUSING UNITS	INCREASE	EMPLOYMENT
Census 2010	201,165	75,044	-	52,692
2015	211,812	76,676	1,632	55,971
2020	223,965	79,303	2,627	59,250
2025	236,118	82,657	3,354	62,530
2030	248,271	86,738	4,081	65,809
2010-30	47,106	11,694	11,694	13,117

Source: StanCOG, Willdan Financial Services
Willdan Financial Services, 2013

Willdan has examined the recent history of sales in the Modesto area to arrive at a general estimate of the value of the development. Based on information available about the project and recent trends in and around Modesto, Willdan estimates that the single-family homes will sell for an average of \$300,000, each in current dollars and where the multi-family area is developed, the average value is \$130,000, each.

LAND USE ASSUMPTIONS

The 72-acre Woodglen Specific Plan is currently uninhabited and is in the Kiernan-Carver Comprehensive Planning District. The Woodglen Specific Plan allows for a maximum of 353 single-family residential units and 180 multi-family residential units. **Table 2** summarizes the proposed residential units for Phase I and Phase II of the Woodglen Specific Plan, along with a rough estimate of the development value of the project once completed. The Specific Plan includes 353 single-family units on lots ranging from 3,000 to 10,000 square feet and 180 multi-family units at a density of 22-29 per acre. The plan also includes public open space and an active open space area for recreational amenities for its residents.

Table 2: Residential and Commercial Project Description

UNIT TYPE	SALES PRICE / VALUE	PHASE I	PHASE II	TOTAL
Residential Units				
Single-Family	\$ 300,000	350	0	350
Multi-Family	\$ 130,000	0	180	180
Total Residential Units		350	180	530
Percentage		66%	34%	
Total Residential Value		\$ 150,000,000	\$ 23,400,000	\$ 128,400,000

Sources: City of Modesto, Willdan Financial Services
Willdan Financial Services, 2013

IV. PUBLIC FACILITIES FUNDING AND INFRASTRUCTURE PLAN

INFRASTRUCTURE COSTS

The cost estimates for facility improvements have been obtained from the City which has prepared 30% drawings and cost estimates with assistance from certain engineering and design firms. The following sections briefly describe the estimated cost and anticipated phasing for each of the major public infrastructure facilities. **Appendix A** contains a detailed *Preliminary Opinion of Cost* prepared by the City for each infrastructure component required to serve the Woodglen Specific Plan.

The plan area is bounded by four public rights-of-way: Pelandale Avenue, Tully Road, Bangs Avenue and Carver Road. Access to Tully Road and Carver Road is provided via a one-way parkway running the length of the plan area along either side of the central open space basin/recreation facility. Local residential streets will generally access the City's larger circulation network via the one-way parkway. Regional access to the site is provided by State Route 99 and Pelandale Avenue.

The plan also includes a variety of local streets and alleys that work together to provide convenient and safe access to all areas within the Woodglen Specific Plan and adequate off-site access to proposed development within the Woodglen Specific Plan.

Table 3 summarizes the costs of infrastructure required for Phase I and Phase II of the Woodglen Specific Plan. At build out, Woodglen Specific Plan infrastructure costs total approximately \$14.846 million. In addition, the project will be required to pay certain development fees, including impact fees for City-wide capital facilities.

The *Preliminary Opinion of Cost* (**Appendix A**) include only infrastructure that is required to directly serve the Woodglen Specific Plan and surrounding areas. In addition, infrastructure and other public facility cost estimates do not include the costs of in-tract and other subdivision-specific improvements, which the Financing Plan assumes will be privately financed as part of the development process.

Table 3: Infrastructure Cost Estimates

ITEM	TOTAL	
Carver Road – East Half ROW	\$	361,335.63
Roundabout at Carver Road & Bangs Avenue	\$	421,339.81
Bangs Avenue – North Half ROW	\$	1,208,884.61
Bangs Avenue – South Half ROW	\$	2,488,650.91
Bangs Avenue & Tully Road Signalized Intersection	\$	779,812.48
Tully Avenue – East Half ROW	\$	311,492.05
Tully Avenue – West Half ROW	\$	914,570.10
Internal Loop Road & Infiltration Basin	\$	6,079,124.53
Landscaping & Irrigation (Carver, Bangs, Tully)	\$	2,005,046.25
MID Improvements	\$	276,093.75
TOTAL	\$	14,846,350.11

Sources: City of Modesto, Willdan Financial Services
Willdan Financial Services, 2013

Build out of the Woodglen Specific Plan will require construction of roadway, sewer, water, storm drainage, and a variety of other public facilities. This chapter discusses all of the required public facilities and provides the estimated costs associated with each. In addition, this chapter also discusses the phasing of required infrastructure and other public infrastructure facilities.

The backbone infrastructure elements include:

- Improvements to three adjacent perimeter public rights of way (Carver Road, Bangs Avenue and Tully Road).
- The extension of Modesto’s 30-inch North Sewer Trunk in the Bangs right-of-way adjacent to the plan area.
- The Woodglen storm water infiltration basin.
- The extension of Modesto’s 10-inch sewer line in the Tully Road right-of-way.

Roadways

Backbone street improvements include a perimeter principal arterial (Tully Road) and collector streets (Bangs Avenue and Carver Road). Improvements at Pelandale Avenue are part of an ongoing capital facilities project by the City. Project-specific public street improvements are mainly local streets (including related improvements such as curbs, sidewalks, bike lanes, traffic control, etc.).

Sewer

Backbone improvements include an extension of the City’s North Sewer trunk line in the Bangs Avenue right-of-way adjacent to the northern boundary and the sewer line in Tully Road. Project-specific improvements include a system of residential sewer lines.

Water

There are no backbone water system improvements. Project-specific improvements include a network of residential water mains that tie into the existing City-wide system and a 10-inch water main in Bangs Avenue that will connect the project to the City-wide system.

Storm Drainage

Backbone storm drainage improvements include a central infiltration basin with water quality treatment features that handle plan area storm water and is oversized to handle storm water from the Pelandale Avenue right-of-way adjacent to the Woodglen Specific Plan area. Project-specific improvements are on-site gravity collection storm water lines.

Parks and Open Space

There are no backbone open space improvements. Project-specific facilities include the public central open space infiltration basin and surrounding area. The recreation site will be privately funded.

PHASING OF DEVELOPMENT

The Woodglen Specific Plan is anticipated to build out in two main phases: (1) single-family residential development, including all off-site roadway improvements, on-site backbone infrastructure and roadways, and the centralized park/basin; (2) the multi-family (MHDR) residential area and the active open space area. The purpose of the Financing Plan is to identify the estimated costs and financing mechanisms required to ensure public infrastructure improvements are constructed, as needed, for each phase of development.

Phase I improvements are designed to provide required levels of service to new development within Phase I. Major Phase I improvements, of which the Woodglen Specific Plan funding total equals approximately \$11.0 million, include:

- Carver Road - East Half ROW
- Bangs Avenue - South Half ROW
- Tully Avenue - West Half ROW
- Internal Loop Road and Infiltration System
- Landscape and Irrigation Improvements
- MID Improvements

Phase II includes other improvements, totaling \$3.7 million:

- Bangs Avenue - North Half ROW
- Roundabout at Carver Rd. and Bangs Ave.

- Bangs Ave & Tully Rd Signalized Intersection
- Tully Avenue - East Half ROW
- Landscape and Irrigation Improvements

As shown on **Table 4**, the first phase costs total approximately \$11.0 million and the second phase costs total approximately \$3.7 million.

Table 4: Infrastructure Phasing

ITEM	PHASE I	PHASE II	TOTAL
Carver Road – East Half ROW	\$ 361,335.63	\$ -	\$ 331,335.63
Roundabout at Carver Road & Bangs Avenue	\$ -	\$ 421,339.81	\$ 421,339.81
Bangs Avenue – North Half ROW	\$ -	\$ 1,208,884.61	\$ 1,208,884.61
Bangs Avenue – South Half ROW	\$ 2,488,650.91	\$ -	\$ 2,488,650.91
Bangs Avenue & Tully Road Signalized Intersection	\$ -	\$ 779,812.48	\$ 779,812.48
Tully Avenue – East Half ROW	\$ -	\$ 311,492.05	\$ 311,492.05
Tully Avenue – West Half ROW	\$ 914,570.10	\$ -	\$ 914,570.10
Internal Loop Road & Infiltration Basin	\$ 6,079,124.53	\$ -	\$ 6,079,124.53
Landscaping & Irrigation (Carver, Bangs, Tully)	\$ 1,002,523.12	\$ 1,002,523.13	\$ 2,005,046.25
MID Improvements	<u>\$ 276,093.75</u>	<u>\$ -</u>	<u>\$ 276,093.75</u>
TOTAL	\$ 11,122,298.04	\$ 3,724,052.07	\$ 14,846,350.11

Sources: City of Modesto, Willdan Financial Services
Willdan Financial Services, 2013

Beyond the Phase I and Phase II analysis, the final version of the Financing Plan will include additional phasing information for certain infrastructure facilities. Roadways, utilities and drainage are the primary consideration for additional phasing information.

Infrastructure and other public facilities will be constructed, as needed, to serve new development within each phase of development for the Woodglen Specific Plan. The Phase I infrastructure costs shown in **Table 4** reflect the ultimate design of such facilities. It is possible that interim infrastructure solutions may be incorporated at various times throughout the Woodglen Specific Plan build-out period. Interim infrastructure solutions will be considered as alternatives when permitted.

V. FINANCING STRATEGY AND FUNDING SOURCES

This chapter outlines the Woodglen Specific Plan financing strategy and analyzes the burden the infrastructure and impact fees on the feasibility of the project.

INFRASTRUCTURE FINANCING STRATEGY

Infrastructure required for the project will most likely be funded privately from the proceeds of the development and through a CFD. The determination as to whether or not land-secured bond(s) will be sold will be determined at a later date based on market conditions. If needed, the City will update the Financing Plan to reflect any such change.

INFRASTRUCTURE BURDEN ANALYSIS

The project will pay for backbone and offsite infrastructure in two main ways. First, the backbone infrastructure identified above in **Chapter III** will have to be constructed in conjunction with the project. Second, the project will be required to pay impact fees to contribute its fair share of costs for City-wide capital facility improvements. **Table 5** details the calculation of the impact fees that will be charged to the project based on the current development program. As shown on **Table 5** the project will pay a total of \$6.6 million in fees to the City’s Capital Facilities Fees (CFF) program.

Table 5: Estimated Impact Fee Revenue

UNIT TYPE	IMPACT FEE	PHASE I		PHASE II		TOTAL REVENUE
		UNITS	TOTAL	UNITS	TOTAL	
Residential Units						
Single-Family	\$ 14,066	350	\$ 4,923,100	-	\$ -	\$ 4,923,100
Multi-Family	\$ 9,476	-	\$ -	180	\$ 1,705,680	\$ 1,705,680
Total Residential Units		350	\$ 4,923,100	180	\$ 1,705,680	\$ 6,628,780
Percentage		66%	74%	34%	26%	

Sources: City of Modesto, Willdan Financial Services
Willdan Financial Services, 2013

Table 6 shows the total backbone infrastructure and fee burden as a proportion of total development value. As shown on **Table 6**, the percentage burden is 15.3 percent (15.3%) in Phase I, 23.2 percent (23.2%) in Phase II (on its own), and 16.7 percent (16.7%) overall. In Willdan’s experience, the maximum backbone and off-site infrastructure burden a development

can sustain is approximately 20 percent (20%) of development value. The calculated burden of 15.3 to 16.7 percent is below this amount, so the project appears to be feasible (assuming otherwise favorable market conditions).¹

Table 6: Infrastructure Burden Analysis

ITEM	PHASE I	PHASE II	TOTAL
Development Value	\$ 105,000,000	\$ 23,400,000	\$ 128,400,000
<u>Costs</u>			
Backbone Infrastructure	\$ 11,122,298.04	\$ 3,724,052.07	\$ 14,846,350.11
Impact Fees	\$ 4,923,100	\$ 1,705,680	\$ 6,628,780
TOTAL COSTS	\$ 16,045,398.04	\$ 5,429,732.07	\$ 21,475,130.11
COSTS AS % OF VALUE	15.3%	23.2%	16.7%

Sources: City of Modesto, Willdan Financial Services
Willdan Financial Services, 2013

The costs and proposed funding sources are estimated based on the most current information available. Actual public facility costs funded under each category may be revised as more detailed information regarding project phasing and facility construction becomes available.

SOURCES OF FUNDING

The backbone infrastructure will be funded through a variety of funding sources. The main source will be a CFD for the Woodglen Specific Plan area with additional contributions from the CFF program and other funding sources. **Appendix B** contains a funding matrix for the Woodglen Specific Plan area.

¹ Although Phase II on its own is above 20 percent (20%), since Phase I will already have been constructed the effect of Phase II is to bring the overall blended rate from 15.3 percent (15.3%) to 16.7 percent (16.7%).

VI. PUBLIC SERVICES FUNDING PLAN

In addition to the upfront costs of infrastructure, the project will also require services provided by the City on an on-going basis, including public protection (police and fire). While most municipal services (police, fire, etc.) will be paid through general taxes, a CFD will be implemented to provide for funding for maintenance of the storm drainage facilities and the open space areas related to the Woodglen Specific Plan area. Final service costs will be determined when the CFD is formed for the Woodglen Specific Plan area.

VII. IMPLEMENTATION

Implementation of Financing Plan strategies will require utilization of existing and proposed development impact fee programs. In addition, to pay for maintenance of the storm drainage facilities and open space areas for the Woodglen Specific Plan area, the City will form a CFD.

FINANCING PLAN IMPLEMENTATION

Implementation of the Financing Plan would take place following approval of the City of Modesto. The City will administer implementation of the Financing Plan, which will require:

- Formation of one or more land-based financing districts (e.g., Mello-Roos CFDs) and the levy and collection of annual special taxes;
- Review of the *Preliminary Opinion of Cost* (**Appendix A**); and
- Monitor identified revenue sources.

The Financing Plan will need to be periodically updated to account for changes in land use, infrastructure project or cost information, or funding sources. Changes in the Financing Plan should be re-evaluated within the context of the overall financing strategy to ensure required funding is available when needed.

CHANGES IN THE CAPITAL IMPROVEMENT AND FINANCING PROGRAMS

It is anticipated that as the Financing Plan is implemented, the infrastructure costs and available funding sources will change as development occurs. As a result, the Financing Plan must be flexible enough to appropriately adjust to such changes. Changes in the actual or assumed infrastructure cost estimates or funding of the infrastructure and facilities should be re-evaluated within the context of the overall financing strategy to ensure required funding is available when needed.

Possible changes in the *Preliminary Opinion of Cost* include:

- New or revised infrastructure projects;
- New cost information based on actual construction costs, updated engineering estimates, or changes in the land use plan;
- New funding source data; and
- Inflation adjustments to cost and funding data.

ADMINISTRATION

The City of Modesto, in cooperation with the developer and the service providing agencies, will administer the public facilities financing program. Steps required to administer this program will include:

- Initial implementation of this Financing Plan;
- Formation of Community Facilities Districts;
- Monitor the City's Capital Improvement Program (CIP) and development activities; and
- Periodic review and update of the Financing Plan and implementation program to ensure the necessary infrastructure is constructed as required to serve the development in the Woodglen Specific Plan.

Implementation of the Financing Plan will require reviewing the City's CIP, monitoring identified revenue sources, estimating fee programs cash flows, and establishing an accounting system to track payments and fee credits/reimbursements.

COMMUNITY FACILITIES DISTRICT ADMINISTRATION

Formation of a CFD commits the City to the on-going administration of the CFD. The special taxes are not a fixed lien on a parcel, but an annual lien that must be calculated and levied each year. The appropriate special tax will be determined by the City, or its designee, after consideration of annual service costs, administrative costs of the CFD, and development activity within the CFD. After the special taxes have been calculated each fiscal year, they will be submitted to the County Auditor to be included on the secured property tax bill.

VIII. APPENDIX A: PRELIMINARY OPINION OF COST

City of Modesto Woodglen
Preliminary Opinion of Cost

06/13/13

No.	Description	Total Costs
1	Carver Road - East Half ROW	\$361,335.63
2	Roundabout at Carver Rd & Bangs Ave	\$421,339.81
3	Bangs Avenue - North Half ROW	\$1,208,884.61
4	Bangs Avenue - South Half ROW	\$2,488,650.91
5	Bangs Ave & Tully Rd Signalized Intersection	\$779,812.48
6	Tully Avenue - East Half ROW	\$311,492.05
7	Tully Avenue - West Half ROW	\$914,570.10
8	Internal Loop Road & Infiltration Basin	\$6,079,124.53
9	Landscaping and Irrigation (Carver Road, Bangs Avenue and Tully Road)	\$2,005,046.25
10	MID Improvements	\$276,093.75
	GRAND TOTAL	\$14,846,350.11

**City of Modesto Woodglen
Preliminary Opinion of Cost
Carver Road - East Half ROW**

06/13/13

No.	Description	Quantity	Units	Unit Cost	Total Cost
Earthwork					
1	Roadway Excavation (over 5,000 cy)	1,633	CY	\$ 12.00	\$19,596.00
2	Clearing & Grubbing (total costs > \$600K)	1	LS	LS	\$11,000.00
Existing Facilities					
3	Relocate Street Light and Box	2	EA	\$ 1,700.00	\$3,400.00
4	Relocate Utility Pole	5	EA	\$ 13,000.00	\$65,000.00
5	Removal of Signs	4	EA	\$ 150.00	\$600.00
Structural Section					
6	Type A Asphalt Concrete	2,030	TN	\$ 50.00	\$101,500.00
7	Class 2 Aggregate Base	1,289	CY	\$ 40.00	\$51,560.00
Concrete Items					
8	Concrete Sidewalk	4,751	SF	\$ 3.50	\$16,628.50
9	Curb and Gutter	866	LF	\$ 16.00	\$13,856.00
10	Sidewalk Ramp	2	EA	\$ 550.00	\$1,100.00
Signing/Striping Improvements					
11	Striping	1,112	LF	\$ 1.50	\$1,668.00
12	Signs	2	EA	\$ 170.00	\$340.00
Water Improvements					
13	Water Connection for Main Extension Fee*	1	EA	\$ 2,820.00	\$2,820.00
SUBTOTAL					\$289,068.50
Additional Items					
14	Construction Contingency	1	LS	10%	\$28,906.85
15	Construction Administration	1	LS	15%	\$43,360.28
Total Construction Items					\$361,335.63

Notes

- 1 Units Costs based on City of Modesto 2006 Standard Specification.
 - 2 Units Costs estimated based on City of Modesto Staff recommendations
 - 3 Units Costs based on City of Modesto 2008-2011 BidTab information + 10% increase
 - 4 Units Costs based on City of Modesto 2011 Water Related Fees for Modesto and Vicinity
 - 5 Structural Section for AC & AB assumed based on City of Modesto 2006 Standard Specification and R value of 5
- * By City's Operation & Maintenance Department

Preliminary Opinion of Cost

Roundabout at Carver Rd & Bangs Ave

No.	Description	Quantity	Units	Unit Cost	Total Cost
Earthwork					
1	Roadway Excavation (over 5,000 cy)	4,526	CY	\$ 12.00	\$54,312
2	Clearing & Grubbing (total costs > \$600K)	1	LS	LS	\$11,000
Existing Facilities					
3	Relocate Street Light and Box	1	EA	\$ 1,700.00	\$1,700.00
4	Removal of AC Dike	215	LF	\$ 91.66	\$19,706.90
5	Removal of Flashing Traffic Signal	1	EA	\$ 3,000.00	\$3,000.00
6	Remove & Relocate Fire Hydrant*	3	EA	\$ 2,635.00	\$7,905.00
Structural Section					
7	Type A Asphalt Concrete	1,203	TN	\$ 50.00	\$60,150.00
8	Class 2 Aggregate Base	374	CY	\$ 40.00	\$14,960.00
Concrete Items					
9	Concrete Sidewalk	3,831	SF	\$ 3.50	\$13,408.50
10	Curb and Gutter	771	LF	\$ 16.00	\$12,336.00
11	Sidewalk Ramp	8	EA	\$ 550.00	\$4,400.00
12	Median Island Curb	2,211	LF	\$ 8.00	\$17,688.00
13	Median Treatment	22,129	SF	\$ 4.75	\$105,112.75
Signing/Striping Improvements					
14	Striping	873	LF	\$ 1.50	\$1,309.50
15	Pavement Markings (Arrows)	350	SF	\$ 5.00	\$1,750.00
16	Crosswalk Striping	398	SF	\$ 3.40	\$1,353.20
17	Signs	40	EA	\$ 170.00	\$6,800.00
Water Improvements					
18	Fire Hydrant Line from Main*	60	LF	\$ 3.00	\$180.00
SUBTOTAL					\$337,071.85
Additional Items					
19	Construction Contingency	1	LS	10%	\$33,707.19
20	Construction Administration	1	LS	15%	\$50,560.78
Total Construction Items					\$421,339.81

Notes

- 1 Units Costs based on City of Modesto 2006 Standard Specification.
 - 2 Units Costs estimated based on City of Modesto Staff recommendations
 - 3 Units Costs based on City of Modesto 2008-2011 BidTab information + 10% increase
 - 4 Units Costs based on City of Modesto 2011 Water Related Fees for Modesto and Vicinity
 - 5 Structural Section for AC & AB assumed based on City of Modesto 2006 Standard Specification and R value of 5
- * By City's Operations & Maintenance Department

City of Modesto Woodglen
Preliminary Opinion of Cost
Bangs Avenue - North Half ROW

06/13/13

No.	Description	Quantity	Units	Unit Cost	Total Cost
Earthwork					
1	Roadway Excavation(over 5,000cy)	7,110	CY	\$ 12.00	\$85,320.00
2	Clearing & Grubbing (total costs > \$600K)	1	LS	LS	\$33,000.00
Structural Section					
3	Type A Asphalt Concrete	8,571	TN	\$ 50.00	\$428,550.00
4	Class 2 Aggregate Base	5,659	CY	\$ 40.00	\$226,360.00
Concrete Items					
5	Concrete Sidewalk	12,717	SF	\$ 3.50	\$44,509.50
6	Curb and Gutter	2,544	LF	\$ 16.00	\$40,704.00
Signing/Striping Improvements					
7	Striping	4,435	LF	\$ 1.50	\$6,652.50
8	Signs	6	EA	\$ 170.00	\$1,020.00
Lighting and Landscaping					
9	150 watts street lights and pull boxes	7	EA	\$ 8,343.59	\$58,405.13
10	Street lighting conduit system	2,544	LF	\$ 16.74	\$42,586.56
SUBTOTAL					\$967,107.69
Additional Items					
11	Construction Contingency	1	LS	10%	\$96,710.77
12	Construction Administration	1	LS	15%	\$145,066.15
Total Construction Items					\$1,208,884.61

Notes

- 1 Units Costs based on City of Modesto 2006 Standard Specification.
- 2 Units Costs estimated based on City of Modesto Staff recommendations
- 3 Units Costs based on City of Modesto 2008-2011 BidTab information + 10% increase
- 4 Units Costs based on City of Modesto 2011 Water Related Fees for Modesto and Vicinity
- 5 Structural Section for AC & AB assumed based on City of Modesto 2006 Standard Specification and R value of 5

City of Modesto Woodglen
Preliminary Opinion of Cost
Bangs Avenue - South Half ROW

06/13/13

No.	Description	Quantity	Units	Unit Cost	Total Cost
Earthwork					
1	Roadway Excavation (over 5,000 cy)	7,804	CY	\$ 12.00	\$93,648.00
2	Clearing & Grubbing (total costs > \$600K)	1	LS	LS	\$74,000.00
Existing Facilities					
3	Relocate Utility Pole	13	EA	\$ 13,000.00	\$169,000.00
4	Removal of Signs	7	EA	\$ 150.00	\$1,050.00
Structural Section					
5	Type A Asphalt Concrete	9,406	TN	\$ 50.00	\$470,300.00
6	Class 2 Aggregate Base	6,211	CY	\$ 40.00	\$248,440.00
Concrete Items					
7	Concrete Sidewalk	13,915	SF	\$ 3.50	\$48,702.50
8	Curb and Gutter	2,589	LF	\$ 16.00	\$41,424.00
9	Sidewalk Ramp	6	EA	\$ 550.00	\$3,300.00
Signing/Striping Improvements					
10	Striping	4,445	LF	\$ 1.50	\$6,667.50
11	Pavement Markings (Arrows)	210	SF	\$ 5.00	\$1,050.00
12	Signs	6	EA	\$ 170.00	\$1,020.00
Storm Drain Improvements					
13	12" Storm Drain Pipe	236	LF	\$ 20.00	\$4,720.00
14	48" Storm Drain Manhole	2	EA	\$ 2,962.16	\$5,924.32
15	Catch Basin	2	EA	\$ 2,580.80	\$5,161.60
16	Storm Drain Stub & Cap	2	EA	\$ 250.00	\$500.00
Water Improvements					
17	10" Water Pipe	2,787	LF	\$ 70.00	\$195,090.00
18	Water Connection for Main Extension Fee*	1	EA	\$ 2,820.00	\$2,820.00
19	Remove& Relocate Fire Hydrant*	2	EA	\$ 2,635.00	\$5,270.00
20	Fire Hydrant Line from Main*	40	LF	\$ 3.00	\$120.00
Sewer Improvements					
21	30" Sewer Pipe	2,853	LF	\$ 175.00	\$499,275.00
22	48" Sewer Manhole	8	EA	\$ 3,410.00	\$27,280.00
23	8" Sewer Plug	2	EA	\$ 550.00	\$1,100.00
Lighting and Landscaping					
24	150 Watt Street Lights and Pull Boxes	5	EA	\$ 8,343.59	\$41,717.95
25	Street Lights Conduit System	2,589	LF	\$ 16.74	\$43,339.86
SUBTOTAL					\$1,990,920.73

City of Modesto Woodglen
Preliminary Opinion of Cost
Bangs Avenue - South Half ROW

06/13/13

No.	Description	Quantity	Units	Unit Cost	Total Cost
Additional Items					
26	Construction Contingency	1	LS	10%	\$199,092.07
27	Construction Administration	1	LS	15%	\$298,638.11
Total Construction Items					\$2,488,650.91

Notes

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- 2 Units Costs estimated based on City of Modesto Staff recommendations
- 3 Units Costs based on City of Modesto 2008-2011 BidTab information + 10% increase
- 4 Units Costs based on City of Modesto 2011 Water Related Fees for Modesto and Vicinity
- 5 Structural Section for AC & AB assumed based on City of Modesto 2006 Standard Specification and R value of 5
 * By City's Operation & Maintenance Department

City of Modesto Woodglen
Preliminary Opinion of Cost
Bangs Ave & Tully Rd Signalized Intersection

06/13/13

No.	Description	Quantity	Units	Unit Cost	Total Cost
Earthwork					
1	Roadway Excavation (over 5,000 cy)	3,029	CY	\$ 12.00	\$36,348
2	Clearing & Grubbing (total costs > \$600K)	1	LS	LS	\$24,000.00
Existing Facilities					
3	Removal of AC Dike	250	LF	\$ 91.66	\$22,915.00
4	Removal of Flashing Traffic Signal	1	EA	\$ 3,000.00	\$3,000.00
Structural Section					
5	Type A Asphalt Concrete	3,578	TN	\$ 50.00	\$178,900.00
6	Class 2 Aggregate Base	2,423	CY	\$ 40.00	\$96,920.00
Concrete Items					
7	Concrete Sidewalk	2,731	SF	\$ 3.50	\$9,558.50
8	Curb and Gutter	285	LF	\$ 16.00	\$4,560.00
9	Sidewalk Ramp	4	EA	\$ 550.00	\$2,200.00
10	Median Island Flatwork	281	SF	\$ 3.50	\$983.50
Signing/Striping Improvements					
11	Crosswalk Striping	817	SF	\$ 3.40	\$2,777.80
12	Traffic Signal Improvement	1	EA	\$ 225,000.00	\$225,000.00
Lighting and Landscaping					
13	150 Watt Street Lights and Pull Boxes	2	EA	\$ 8,343.59	\$16,687.18
SUBTOTAL					\$623,849.98
Additional Items					
14	Construction Contingency	1	LS	10%	\$62,385.00
15	Construction Administration	1	LS	15%	\$93,577.50
Total Construction Items					\$779,812.48

Notes

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- 4 Units Costs based on City of Modesto 2011 Water Related Fees for Modesto and Vicinity
- 5 Structural Section for AC & AB assumed based on City of Modesto 2006 Standard Specification and R value of 5

City of Modesto Woodglen
Preliminary Opinion of Cost
Tully Avenue - East Half ROW

06/13/13

No.	Description	Quantity	Units	Unit Cost	Total Cost
Earthwork					
1	Roadway Excavation (over 5,000 cy)	3,941	CY	\$ 12.00	\$47,292.00
2	Clearing & Grubbing (total costs > \$600K)	1	LS	LS	\$8,000.00
Structural Section					
3	Type A Asphalt Concrete	2,043	TN	\$ 50.00	\$102,150.00
4	Class 2 Aggregate Base	642	CY	\$ 40.00	\$25,680.00
Concrete Items					
5	Concrete Sidewalk	5,772	SF	\$ 3.50	\$20,202.00
6	Curb and Gutter	950	LF	\$ 16.00	\$15,200.00
Signing/Striping Improvements					
7	Striping	2,766	LF	\$ 1.50	\$4,149.00
8	Pavement Markings (Arrows)	210	SF	\$ 5.00	\$1,050.00
9	Signs	2	EA	\$ 170.00	\$340.00
Lighting and Landscaping					
10	200 Watts street lights and pull boxes	3	EA	\$ 3,075.88	\$9,227.64
11	Street light conduit system	950	LF	\$ 16.74	\$15,903.00
SUBTOTAL					\$249,193.64
Additional Items					
12	Construction Contingency	1	LS	10%	\$24,919.36
13	Construction Administration	1	LS	15%	\$37,379.05
Total Construction Items					\$311,492.05

Notes

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- 4 Units Costs based on City of Modesto 2011 Water Related Fees for Modesto and Vicinity
- 5 Structural Section for AC & AB assumed based on City of Modesto 2006 Standard Specification and R value of 5

City of Modesto Woodglen
Preliminary Opinion of Cost
Tully Avenue - West Half ROW

06/13/13

No.	Description	Quantity	Units	Unit Cost	Total Cost
Earthwork					
1	Roadway Excavation (over 5,000 cy)	5,559	CY	\$ 12.00	\$66,708.00
2	Clearing & Grubbing (total costs > \$600K)	1	LS	LS	\$18,000.00
Existing Facilities					
3	Relocate Utility Pole	6	EA	\$ 13,000.00	\$78,000.00
4	Removal of Signs	2	EA	\$ 150.00	\$300.00
Structural Section					
5	Type A Asphalt Concrete	3,980	TN	\$ 50.00	\$199,000.00
6	Class 2 Aggregate Base	688	CY	\$ 40.00	\$27,520.00
Concrete Items					
7	Concrete Sidewalk	6,239	SF	\$ 3.50	\$21,836.50
8	Curb and Gutter	977	LF	\$ 16.00	\$15,632.00
9	Sidewalk Ramp	2	EA	\$ 550.00	\$1,100.00
10	Median Island Curb	2,071	LF	\$ 8.00	\$16,568.00
11	Median Island Flatwork	5,387	SF	\$ 3.50	\$18,854.50
Signing/Striping Improvements					
12	Striping	3,019	LF	\$ 1.50	\$4,528.50
13	Pavement Markings (Arrows)	280	SF	\$ 5.00	\$1,400.00
14	Signs	2	EA	\$ 170.00	\$340.00
Storm Drain Improvements					
15	12" Storm Drain Pipe	265	LF	\$ 20.00	\$5,300.00
16	48" Storm Drain Manhole	1	EA	\$ 2,962.16	\$2,962.16
17	Catch Basin	1	EA	\$ 2,580.80	\$2,580.80
Water Improvements					
18	Water Connection for Main Extension Fee*	1	EA	\$ 2,820.00	\$2,820.00
19	10" Water Pipe	1,000	LF	\$ 70.00	\$70,000.00
20	Fire Hydrant	3	EA	\$ 3,880.17	\$11,640.51
Sewer Improvements					
21	10" Sewer Pipe	763	LF	\$ 45.87	\$34,998.81
22	48" Sewer Manhole	1	EA	\$ 3,410.00	\$3,410.00
Lighting and Landscaping					
23	200 Watt Street Lights and Pull Boxes	4	EA	\$ 3,075.88	\$12,303.52
24	Street Lights Conduit System	947	LF	\$ 16.74	\$15,852.78
25	Pelandale /Tully Traffic Signal modification	1	LS	\$ 100,000.00	\$100,000.00
SUBTOTAL					\$731,656.08

City of Modesto Woodglen
Preliminary Opinion of Cost
Tully Avenue - West Half ROW

06/13/13

No.	Description	Quantity	Units	Unit Cost	Total Cost
Additional Items					
26	Construction Contingency	1	LS	10%	\$73,165.61
27	Construction Administration	1	LS	15%	\$109,748.41
Total Construction Items					\$914,570.10

Notes

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 - 4 Units Costs based on City of Modesto 2011 Water Related Fees for Modesto and Vicinity
 - 5 Structural Section for AC & AB assumed based on City of Modesto 2006 Standard Specification and R value of 5
- * By City's Operation & Maintenance Department

City of Modesto Woodglen
Preliminary Opinion of Cost
Internal Loop Road & Infiltration Basin

06/13/13

No.	Description	Quantity	Units	Unit Cost	Total Cost
Earthwork					
1	Roadway Excavation (over 5,000 cy)	8,494	CY	\$ 12.00	\$101,928.00
2	Basin Excavation	28,489	CY	\$ 12.00	\$341,868.00
3	Clearing & Grubbing (total costs > \$600K)	1	LS	LS	\$279,000.00
Existing Facilities					
4	Demolish Existing Structure	1	LS	\$ 50,000.00	\$50,000.00
5	Removal of Orchard	6	AC	\$ 500.00	\$3,000.00
Structural Section					
6	Type A Asphalt Concrete	5,923	TN	\$ 50.00	\$296,150.00
7	Class 2 Aggregate Base	1,861	CY	\$ 40.00	\$74,440.00
Concrete Items					
8	Concrete Sidewalk	23,885	SF	\$ 3.50	\$83,597.50
9	Curb and Gutter	10,208	LF	\$ 16.00	\$163,328.00
10	Sidewalk Ramp	32	EA	\$ 550.00	\$17,600.00
11	Median Island Curb	557	LF	\$ 8.00	\$4,456.00
12	Median Island Flatwork	1,797	SF	\$ 3.50	\$6,289.50
Signing/Striping Improvements					
13	Striping	3,869	LF	\$ 1.50	\$5,803.50
14	Signs	20	EA	\$ 170.00	\$3,400.00
Storm Drain Improvements					
15	12" Storm Drain Pipe	1,904	LF	\$ 20.00	\$38,080.00
16	18" Storm Drain Pipe	741	LF	\$ 24.00	\$17,784.00
17	24" Storm Drain Pipe	903	LF	\$ 28.00	\$25,284.00
18	30" Storm Drain Pipe	638	LF	\$ 45.00	\$28,710.00
19	36" Storm Drain Pipe	623	LF	\$ 65.00	\$40,495.00
20	48" Storm Drain Pipe	635	LF	\$ 85.00	\$53,975.00
21	CDS Stormwater Treatment Unit	2	EA	\$ 5,000.00	\$10,000.00
22	12" Perforated Infiltration Pipe	9,186	LF	\$ 45.00	\$413,370.00
23	24" Perforated Infiltration Pipe	4,082	LF	\$ 60.00	\$244,920.00
24	48" Storm Drain Manhole	36	EA	\$ 2,962.16	\$106,637.76
25	60" Storm Drain Manhole	6	EA	\$ 15,000.00	\$90,000.00
26	Catch Basin	19	EA	\$ 2,580.80	\$49,035.20
27	Storm Drain Basin Access Road	1	EA	\$ 15,000.00	\$15,000.00
28	Storm Drain Stub & Cap	8	EA	\$ 250.00	\$2,000.00
Sewer Improvements					
29	8" Sewer Pipe	4,421	LF	\$ 30.80	\$136,166.80
30	48" Sewer Manhole	18	EA	\$ 3,410.00	\$61,380.00
31	8" Sewer Plug	15	EA	\$ 550.00	\$8,250.00
Water Improvements					
32	8" Butterfly Valve	39	EA	\$ 1,287.09	\$50,196.51
33	8" Water Pipe	7,064	LF	\$ 65.00	\$459,160.00

City of Modesto Woodglen
Preliminary Opinion of Cost
Internal Loop Road & Infiltration Basin

06/13/13

No.	Description	Quantity	Units	Unit Cost	Total Cost
34	Water Main Installation Charge	5,063	LF	\$ 18.00	\$91,134.00
35	Fire Hydrant	10	EA	\$ 3,880.17	\$38,801.70
Lighting and Landscaping					
36	Landscaping & Irrigation	10,654	SF	\$ 10.00	\$106,540.00
37	150 Watt Street Lights and Pull Boxes	16	EA	\$ 8,343.59	\$133,497.44
38	Street Lights Conduit System	4,604	LF	\$ 16.74	\$77,070.96
39	Landscaping & Irrigation at Basin Area	238,937	SF	\$ 4.75	\$1,134,950.75
SUBTOTAL					\$4,863,299.62
Additional Items					
40	Construction Contingency	1	LS	10%	\$486,329.96
41	Construction Administration	1	LS	15%	\$729,494.94
Total Construction Items					\$6,079,124.53

Notes

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- 4 Units Costs based on City of Modesto 2008-2009 Water Related Fees for Modesto and Vicinity
- 5 Structural Section for AC & AB assumed based on City of Modesto 2006 Standard Specification and R value of 5

City of Modesto Woodglen
Preliminary Opinion of Cost
Landscaping and Irrigation
MID Improvements

06/13/13

No.	Description	Quantity	Units	Unit Cost	Total Cost
Landscaping and Irrigation (Carver Road, Bangs Avenue & Tully Road)					
1	Landscaping & Irrigation	65,250	SF	\$ 22.00	\$1,435,500.00
2	Irrigation Water Service	3	EA	\$ 54,359.00	\$163,077.00
3	Irrigation Water Meter	3	EA	\$ 1,820.00	\$5,460.00
SUBTOTAL					\$1,604,037.00
Additional Items					
4	Construction Contingency	1	LS	10%	\$160,403.70
5	Construction Administration	1	LS	15%	\$240,605.55
Total Construction Items					\$2,005,046.25
MID Improvements					
6	42" Irrigation Pipe	1,585	LF	\$ 75.00	\$118,875.00
7	45 Deg Elbow	2	EA	\$ 2,000.00	\$4,000.00
8	Pressure Manhole	2	EA	\$ 24,000.00	\$48,000.00
9	Remove Irrigation Control Box	1	EA	\$ 25,000.00	\$25,000.00
10	Remove Existing On-site Irrigation Facilities (Pipe lines and Boxes)	1	LS	\$ 25,000.00	\$25,000.00
SUBTOTAL					\$220,875.00
Additional Items					
11	Construction Contingency	1	LS	10%	\$22,087.50
12	Construction Administration	1	LS	15%	\$33,131.25
Total Construction Items					\$276,093.75

Notes

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- 2 Units Costs estimated based on City of Modesto Staff recommendations
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- 4 Units Costs based on City of Modesto 2011 Water Related Fees for Modesto and Vicinity
- 5 Structural Section for AC & AB assumed based on City of Modesto 2006 Standard Specification and R value of 5

IX. APPENDIX B: INFRASTRUCTURE FUNDING MATRIX

**Woodglen Specific Plan
Infrastructure Funding Matrix**

Updated: 6/12/2013

		Funding Sources						
Facility	Total Cost	Water Fund	Sewer Fund	Storm Drain Fund	CFF	Woodglen CFD	Future Development Area(s)	Other Funding Sources
Carver Road - East Half ROW	\$ 361,336	\$ -	\$ -	\$ -	\$ -	\$ 361,336	\$ -	\$ -
Bangs Avenue/Carver Road - Roundabout	\$ 421,340	\$ -	\$ -	\$ -	\$ -	\$ 29,747 ¹		\$ 391,593 ⁴
Bangs Avenue - North Half ROW	\$ 1,208,885	\$ -	\$ -	\$ -	\$ -	\$ 132,977 ³	\$ 1,075,908	\$ -
Bangs Avenue - South Half ROW	\$ 2,488,651	\$ -	\$ -	\$ -	\$ -	\$ 2,488,651	\$ -	\$ -
Bangs Avenue/Tully Road - Signalized Intersection	\$ 779,812	\$ -	\$ -	\$ -	\$ -	\$ 16,142 ²		\$ 763,670 ⁴
Tully Road - East Half ROW	\$ 311,492	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 311,492	\$ -
Tully Road - West Half ROW ⁵	\$ 914,570	\$ -	\$ -	\$ -	\$ 565,048	\$ 349,522	\$ -	\$ -
Internal Loop Road & Infiltration Basin	\$ 6,079,125	\$ -	\$ -	\$ -	\$ -	\$ 6,079,125	\$ -	\$ -
Landscaping and Irrigation (Carver, Bangs, Tully)	\$ 2,005,046	\$ -	\$ -	\$ -	\$ -	\$ 2,005,046	\$ -	\$ -
MID Improvements	\$ 276,094	\$ -	\$ -	\$ -	\$ -	\$ 276,094	\$ -	\$ -
	\$ 14,846,351	\$ -	\$ -	\$ -	\$ 565,048	\$ 11,738,640	\$ 1,387,400	\$ 1,155,263

¹ Woodglen's share is 7.06% (6/11/2013 calculation prepared by Kenneth D. Anderson, PE with KD Anderson & Associates, Inc.)

² Woodglen's share is 2.07% (6/11/2013 calculation prepared by Kenneth D. Anderson, PE with KD Anderson & Associates, Inc.)

³ Woodglen's share is 11% (6/13/2013 calculation prepared by Kenneth D. Anderson, PE with KD Anderson & Associates, Inc.)

⁴ May be partially funded through future development areas.

⁵ CFF Program includes \$1,130,096 for Tully Road - Kiernan to Pelandale (RTULLY01). This matrix assumes 1/2 will be used for Tully Road - Bangs to Pelandale.