

**Bass Lake Hills PFFP Cost Comparison 2004 vs. 2013**

August 06, 2013

<b>Major Roadway - TIM Fee Program</b>		2004 PFFP	2013 PFFP	Difference	
Segment	Total Cost	Total Cost (1)			
<b>Bass Lake Road</b>					
Segment 1 -Hwy 50 to Hollow Oak Road	B to F	\$3,561,200	\$4,633,741	\$1,072,541	(1)
Segment 2 -Hollow Oak to No. BLHSP Boundary	A to F	\$2,926,300	\$420,371	(\$2,505,929)	Segment mostly constructed. Remaining is median construction and sidewalk reconstruction.
Segment 3 -No. BLHSP Boundary to Exist Bass Lake Rd.	Off-site	\$939,700	\$0	(\$939,700)	Segment A to BB has been constructed.
<b>Total Bass Lake Road Improvements</b>		<b>\$7,427,200</b>	<b>\$5,054,112</b>	<b>(\$2,373,088)</b>	
<b>Bass Lake Road/Hwy 50 Interchange PSR</b>		<b>\$250,000</b>	<b>\$250,000</b>	<b>\$0</b>	
<b>Country Club Drive</b>					
Segment 1 -Bass Lake Road to Eastern boundary	H to M	\$1,775,100	\$1,168,170	(\$606,930)	Segment H to I to be constructed. Segment I to M has already been constructed.
Segment 2 -Bass Lake Rd. to Silver Dove (School Access)	G to H	\$295,800	\$0	(\$295,800)	Removed from TIM Fee Program and placed in Bass Lake Hills Roadway Fee Program
Segment 3 -Silver Dove to Western Boundary	G to N	\$986,200	\$0	(\$986,200)	Segment G to N has been removed from the TIM Fee Program. Map 2 indicates "CIP Phase 3"
<b>Total Country Club Drive</b>		<b>\$3,057,100</b>	<b>\$1,168,170</b>	<b>(\$1,888,930)</b>	
<b>Consultant Design Expense</b>		<b>\$0</b>	<b>\$615,000</b>	<b>\$615,000</b>	Cost does not appear in 2004 PFFP.
<b>Total Major Roadway - TIM Fee Program</b>		<b>\$10,734,300</b>	<b>\$7,087,282</b>	<b>(\$3,647,018)</b>	

<b>Bass Lake Hills Fee Program - Roadway</b>		2004 PFFP	2012 PFFP	Difference	
Segment	Total Cost	Total Cost			
<b>Primary &amp; Secondary Roads</b>					
Segment 2 -Bass Lake Rd. to Silver Dove (School Access)	G to H	\$0	\$340,452	\$340,452	Removed from TIM Fee Program and placed in Bass Lake Hills Roadway Fee Program
Hollow Oak Road -East of Bass Lake Road	F to K	\$2,195,700	\$0	(\$2,195,700)	Segment F to K has been constructed.
Hollow Oak Road Extension -West of Bass Lake Road	E to F	\$383,600	\$493,325	\$109,725	(1)
Morrison Road	J to I	\$1,679,100	\$1,827,392	\$148,292	(1)
Silver Dove Way	G to C	\$2,419,200	\$2,969,304	\$550,104	(1)
Silver Dove Way Extension	C to O	\$1,213,400	\$278,906	(\$934,494)	Difference due to segment O to P being removed from the BLH Fee Program
3 Traffic Signals - Above Ground Items		\$942,600	\$1,782,750	\$840,150	2012 has 5 signals. 2004 PFFP provides signals at intersections C,F & H. 2012 PFFP adds signals at Hwy 50 east bound off ramp and at current Country Club/Bass Lake intersection. The signal at existing Country Club/Bass Lake is not needed once Country Club is realigned.
<b>Total Primary &amp; Secondary Roads</b>		<b>\$8,833,600</b>	<b>\$7,692,129</b>	<b>(\$1,141,471)</b>	
<b>Bass Lake Road / Hwy 50 Interchange Ramp/Meter Improvements</b>		<b>\$500,000</b>	<b>\$0</b>	<b>(\$500,000)</b>	2012 PFFP does not include this line item. Might be included in the 5 traffic signal costs. See above.
<b>Total Bass Lake Hills Fee Program - Roadway</b>		<b>\$9,333,600</b>	<b>\$7,692,129</b>	<b>(\$1,641,471)</b>	

<b>Bass Lake Hills Fee Program - Other Public Facilities</b>		2004 PFFP	2012 PFFP	Difference	
Segment	Total Cost	Total Cost			
<b>Bass Lake Road - Bike Lane and Sidewalk</b>					
Segment 1 -Hwy 50 to Hollow Oak Road	B to F	\$283,300	\$361,066	\$77,766	(1)
Segment 2 -Hollow Oak to No. BLHSP Boundary	A to F	\$202,300	\$90,442	(\$111,858)	Segment mostly constructed. Remaining is new encroachment construction and sidewalk reconstruction.
Segment 3 -No. BLHSP Boundary to Exist Bass Lake Rd.	Off-site	\$20,200	\$0	(\$20,200)	Segment construction completed
<b>Total Bass Lake Road -Bike Lane and Sidewalk</b>		<b>\$505,800</b>	<b>\$451,508</b>	<b>(\$54,292)</b>	
<b>Bass Lake Road Median Improvements and Landscaping</b>					
Hwy 50 to Country Club	B to H	\$0	\$237,778	\$237,778	(2)
Country Club to Hollow Oak	H to F	\$0	\$436,023	\$436,023	(2)
Hollow Oak to BLHSP Boundary	F to A	\$0	\$709,802	\$709,802	(2)
<b>Total Bass Lake Road Median Improvements and Landscaping</b>		<b>\$0</b>	<b>\$1,383,603</b>	<b>\$1,383,603</b>	
<b>Country Club Drive - 8' Width Bike Lane</b>					
Segment 1 -Bass Lake Road to Eastern boundary	H to M	\$434,800	\$0	(\$434,800)	Segment costs are moved to "Other Public Facilities - Class 1 Bike Trails - East to West"
Segment 2 -Bass Lake Rd. to Silver Dove (School Access)	G to H	\$72,500	\$0	(\$72,500)	Segment costs are moved to "Other Public Facilities - Class 1 Bike Trails - East to West"
Segment 3 -Silver Dove to Western Boundary	G to N	\$322,100	\$0	(\$322,100)	Removed from PFFP.
<b>Total Country Club Drive</b>		<b>\$829,400</b>	<b>\$0</b>	<b>(\$829,400)</b>	
<b>School Infrastructure Water &amp; Sewer</b>		<b>\$1,113,200</b>	<b>\$0</b>	<b>(\$1,113,200)</b>	Moved to "Sewer / Water Facilities" and increased scope
<b>Other Public Facilities</b>					
Park & Ride -100 Vehicles		\$900,000	\$830,946	(\$69,054)	
Park Acquisition & Development Surcharge		\$1,181,100	\$0	(\$1,181,100)	\$ replaced by CSD door fee.
Walking Trail		\$108,800	\$165,231	\$56,431	(1)
Open Space Requirement		\$1,511,500	\$1,511,500	\$0	
Class 1 Bike Trails - East to West		\$0	\$680,314	\$680,314	Replaces 2004 Country Club Drive 8' width bike lane. Segments 1 & 2 moved to this line item. Segment 3 has been removed from the PFFP.
PFFP Revision		\$0	\$162,000	\$162,000	Costs associated with the 2012 PFFP revision
<b>Total Other Public Facilities</b>		<b>\$3,701,400</b>	<b>\$3,349,991</b>	<b>(\$351,409)</b>	
<b>Specific Plan Contingency</b>		<b>\$500,000</b>	<b>\$0</b>	<b>(\$500,000)</b>	Contingency is now included in the cost estimates for construction.
<b>Sewer / Water Facilities</b>					
Water Facilities		\$0	\$1,494,079	\$1,494,079	Moved from "School Infrastructure Water & Sewer" and increased scope of improvements.
Sewer Facilities		\$0	\$2,623,425	\$2,623,425	Moved from "School Infrastructure Water & Sewer" and increased scope of improvements.
<b>Total Sewer / Water Facilities</b>		<b>\$0</b>	<b>\$4,117,504</b>	<b>\$3,004,304</b>	Cost increase from 2004 PFFP "School Infrastructure Water & Sewer" due to expanded scope of improvements.
<b>Total Bass Lake Hills Fee Program - Other Public Facilities</b>		<b>\$6,649,800</b>	<b>\$16,994,735</b>	<b>\$10,344,935</b>	

<b>TOTAL BUILDOUT COST</b>	<b>\$26,717,700</b>	<b>\$31,774,146</b>	<b>\$5,056,446</b>	Projected cost increase due to increased scope of improvements and inflation adjusted construction costs to 2016 dollars.
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- Line item was moved from the TIM Fee Program to the BLH Fee Program
- Line items not included in the 2004 PFFP
- Line item not included in 2012 PFFP
- Line item moved from Country Club 8' bike lane to "Other Public Facilities / Class 1 Bike Trails"

**Notes**

- (1) Construction costs are projected to 2016 dollars. Includes construction contingency that was not included in 2004 PFFP.
- (2) 2004 PFFP assumed Landscape Maintenance District (LMD). LMD no longer viable. Therefore added to 2012 PFFP.