

# STRONG ASSOCIATES

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October 6, 1999

To: Bill Abbott 916-446-2291, Dave Haley 209-785-8551, Bob Kawaski 209-754-~~4237~~<sup>6664</sup>  
From: David Strong – Strong Associates  
Re: Saddle Creek Community Services District (CSD) Cost/Income Analysis

Attached is our updated analysis of the projected costs and income for the Saddle Creek Community Services District (CSD).

## I. SUMMARY

As summarized on page 1 of the Tables:

- There will be a total of 1,163 residential lots at build-out, in year 9.
- The costs of providing on-going services are estimated at a total of \$871,400 per year at build-out.
- This comes to an average of \$750 per lot per year, or \$62.50 per lot per month. (Note that variable costs, such as amount of security services, have been adjusted to maintain this desired level of per lot cost.)

All costs are projected in constant 1999 value dollars. Thus the estimates of costs in future years are based on what those services would cost in 1999. (The Consumer Price Index has been inflating at an average of 4.25% per year over the past five years, while the construction cost index has been inflating only slightly faster, at an average of 5.52%, according to the Engineering News Record.) Thus, the California CPI inflator would adequately keep income in line with costs to keep pace with inflation.

## II. LAND USE

The build-out projections (on page 1 of the Tables) are based on the phased construction of infrastructure and reasonable annual lot sales. Sales of large blocks of lots are assumed to join the CSD upon filing of the recorded map, approval of conditional use permits, or the issuing of building permits, whichever is first.

As shown, there will be a mix of different lot types, with a total at build-out of:

- 113 Phase 1 lots (existing);
- 119 estate lots;
- 360 family lots;
- 208 small family lots;
- 241 cottage lots; and
- 122 bungalow lots.

The phasing of lots entering the CSD is estimated at over 200 lots per year in the first three years, dropping to 85 and 22 lots in years 4 and 5, and then hovering at about 100 lots per year in years 6 through 9. The total at build-out is 1,163 lots.

Based on this phasing of infrastructure and lot sales, the estimated costs of services per lot stay relatively constant throughout the nine years of development, very close to the average of \$750 per lot per year.

### III. CSD COSTS

The cost estimates are detailed in pages 2 through 5 of the Tables and discussed below. The amount and timing of infrastructure have been estimated by Sierra Engineers, and costs are estimated by a combination of Sierra Engineers and Strong Associates, based on public sector owned and maintained facilities.

All costs are for on-going service and maintenance, shown in constant 1999 dollar values. Initial costs of building infrastructure are borne by the developer, then dedicated to the CSD when the infrastructure is complete and ready for use by the lot owners.

#### A. Roadways

As detailed on page 2 of the Tables, the Saddle Creek development will involve the following roads at build-out:

- 1,200 linear feet of 44'-width entry drive;
- 16,425 linear feet of 32'-width entry road;
- 47,650 linear feet of 28'-width roads;
- 29,400 linear feet of 24'-width courts; and
- 73 – 5,000 sq. ft. cul-de-sacs (of which ½ would have an interior curbed circle).

These road lengths and paved areas have been adjusted to correspond to the Specific Plan on file with the County as modified by actual and planned construction.

For all of the roads, costs include annual maintenance and long-term replacement costs of the paved area as well as curb, gutter and sidewalks. For the paved road area, costs are estimated at \$.086 per sq. ft. per year. This includes:

- \$.5 per sq. ft. for repaving, estimated to be needed at 12 year intervals, which amortizes to \$0.042 per year;
- \$.12 per sq. ft. for new slurry seal, estimated to occur at approximate 5-year intervals, which amortizes to \$0.024 per year; and
- \$.02 per sq. ft. for annual costs of sign replacement and repair, striping and occasional street cleaning.

For annual maintenance and long-term repair of curbs and gutters, costs are estimated at \$0.21 per linear foot per year. (Note that each foot of roadway involves twice the linear footage for curbs on each side of the street. The cul-de-sacs have 225 linear feet of outside curb. Those with an interior circle will have an added 120 linear feet of inside curbs, or an average of 60 linear feet per cul-de-sac.)

Total on-going road maintenance costs thus come to \$304,062 per year at build-out.

## B. Storm Drains

The total storm drain improvements at build-out are projected based on the detailed engineering plans for the first two years. As shown in the footnote on page 3, these plans indicate that at year 2 there is a need for:

- one linear foot of culverts for each 3.4 feet of roadway;
- one catch basin for each 458.5 feet of roadway; and
- one man hole for each 2,834 feet of roadway.

Thus at build-out, with 94,675 linear feet of roadways, we estimate a need for:

- 27,642 linear feet of culverts at an estimated cost of \$.21 per linear foot;
- 207 catch basins, at \$15 annual cost per basin; and
- 33 man holes, at \$15 annual cost per man hole.

Total storm drain costs at build-out are thus estimated at \$9,403 per year.

## C. Lighting

As shown on page 3 of the Tables, there will be a total of 106 street lights, 2 monument entry lights, 2 park & ride lot lights, and 1 mini-park/trail light at build-out. The street lights are phased in over the nine-year period, the entry lights are at year 1, and the other lights are at year 9.

Street light costs are estimated at \$70 per light per year. This includes:

- Annual electric cost for a 70-watt high-pressure sodium vapor lamp, estimated by PG&E at \$46 per year; and
- Pole repair labor and parts estimated at \$24 per pole per year.

Annual costs at build-out are thus estimated at \$7,770.

## D. Landscape

As shown on page 4 of the Tables, landscape costs are subdivided into the following categories:

1. Formal parks including special street planting, mini-strip parks, medians/traffic circles, entry parkways, and park & ride lot. All of these are estimated at annual maintenance of \$0.16 per sq. ft. This is based on:
  - Water - 3 ac feet at \$300 per ac foot (\$900/ac/yr)
  - Labor for mowing, weeding, and vegetation maintenance at 5 hours per acre per week at \$19 per hour contract for time/ and machinery (\$5,000 ac/yr.)
  - Equipment replacement, and incidental costs at \$1,100/ac/yr
  - Total costs at \$7,000/ac/yr or \$0.16/sq. ft./yr.
2. Low maintenance parks (natural park and park & ride areas), estimated at half the cost of formal parks, or \$0.08 per sq. ft.
3. Native landscape, estimated at \$0.04 per sq. ft. per year maintenance.
4. A total of 2,200 re-vegetation areas trees. These are estimated to cost more initially, with on-going cost after year 3, as follows:
  - Year 1 - 1/2 hour of time @\$19: 1,500 gallons of water@\$1.50: 3% tree replacement@\$4.50, chemicals @\$0.50. Total = \$16/tree/yr1
  - Year 2 - 1/2 the cost of year 1, but no tree replacement = \$5.75/tree/yr2
  - Year 3 on - \$3.75/tree for water, labor, chemicals.

5. Natural wetlands (10 acres) and enhanced wetlands (5 acres), estimated at \$150 per acre per year, based on 2 hours per acre of maintenance 4 times per year @ \$19/hour.
6. Perimeter clearing (fire fuel reduction), estimated at \$0.10 per linear foot, based on 500 feet per hour @ \$25/hour 2 times per year.
7. Trail maintenance (weed, annual and long-term repairs) at \$1,100 per mile, or \$0.21 per linear foot of trail.

Total costs for landscaping are thus estimated at \$72,345 per year at build-out.

#### E. Structures & Special Areas

As shown on page 5 of the Tables, these improvements include:

- The entry security system (beginning in year 2), at a cost of \$2,200/year. This annual cost includes a kiosk (250 sq. ft.) entry gate, security system, utilities, telephone, janitorial, and building maintenance at \$180/month.
- Entry monument lighting (beginning in year 1) estimated at \$200/year.
- Maintenance for an 800 sq. ft. tot lot estimated at \$200/year.
- A second entry security system (in year 9), estimated at \$500/year.

Total structures and special area costs are estimated at \$3,100 per year at build-out.

#### F. Mosquito Abatement

This cost, including stocking of fish, spraying, and monitoring, is estimated at \$1,000 per year for years 1 and 2 and \$2,000 per year thereafter.

#### G. Security Services, CSD Management, Insurance/Legal

These costs include the following at build-out:

- Gate security supervisor contract services at \$30,000 annually.
- Gate and patrol security contract personnel (10.5 at build-out) at \$23,000 each annually. (Contract personnel costs include all employee benefits.)
- Auto and equipment for four patrol vehicles at \$2,500 each per year.
- CSD Management fee for County overview and management estimated at \$80,000 at build-out.
- Insurance and legal costs estimated at \$32,000 per year at build-out.

Security and management costs thus total an estimated \$393,500 per year at build-out.

#### H. Contingency

Contingency costs are estimated at 10% of the total other costs to cover unforeseen expenses. As noted above, the *total* on-going costs at build-out are estimated at **\$871,400** per year, with the lion's share for roads (\$304,100) and security & management (\$393,500). Landscaping (\$72,350) and contingencies (\$79,200) are also significant, with other costs (storm drain, lighting, structure maintenance, and mosquito abatement) fairly minor.

# SADDLER CREEK CSD - October 6, 1999 COST/INCOME ANALYSIS

Prepared by Strong Associates - David Strong 510-428-2904 - October 6, 1999  
Saddle Creek CSD: Cost/Income - Calaveras County

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LAND USE	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
1 Phase 1 Lots - Existing	113	113	113	113	113	113	113	113	113
Cumulative Total	113	7	30	37	59	59	83	119	119
2 Estate Lots - Added/yr		7	37	85	0	0	73	28	31
Cumulative Total	77	24	143	228	228	228	301	329	360
3 Family Lots - Added/yr	77	101	70	0	0	42	0	34	24
Cumulative Total	0	38	108	108	108	150	150	184	208
4 Small Family Lots - Added/yr		36	80	0	0	90	0	0	0
Cumulative Total	35	71	151	151	151	241	241	241	241
5 Cottage Lots - Added/yr	17	105	0	0	0	0	0	0	0
Cumulative Total	17	122	122	122	122	122	122	122	122
Added per Year	242	210	222	85	22	132	97	98	55
Cumulative Total	242	452	674	759	781	913	1,010	1,108	1,163

## COST RECAP

A. Roadways	\$65,643	\$102,883	\$168,843	\$190,438	\$192,224	\$217,062	\$255,349	\$293,314	\$304,062
B. Storm drain	\$1,150	\$3,096	\$5,187	\$5,858	\$5,907	\$6,652	\$7,879	\$9,066	\$9,403
C. Lighting	\$2,310	\$3,080	\$4,550	\$4,970	\$4,970	\$5,600	\$6,580	\$7,420	\$7,770
D. Landscape	\$34,947	\$36,680	\$39,797	\$43,274	\$41,799	\$45,720	\$50,030	\$53,001	\$72,345
E. Structures & Special areas	\$400	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$3,100
F. Mosquito Abatement	\$1,000	\$1,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
G. Security & Management	\$60,500	\$158,500	\$236,500	\$267,500	\$282,500	\$341,000	\$366,500	\$387,500	\$393,500
H. Contingency (10% of above)	\$16,595	\$30,784	\$45,948	\$51,664	\$53,200	\$62,063	\$69,094	\$75,490	\$79,218
<b>Total Cost</b>	<b>\$182,545</b>	<b>\$338,623</b>	<b>\$505,425</b>	<b>\$568,303</b>	<b>\$585,200</b>	<b>\$682,697</b>	<b>\$760,031</b>	<b>\$830,391</b>	<b>\$871,399</b>

## COST PER PARCEL

<b>Annual Cost/Parcel</b>	<b>\$754</b>	<b>\$749</b>	<b>\$750</b>	<b>\$749</b>	<b>\$749</b>	<b>\$748</b>	<b>\$753</b>	<b>\$749</b>	<b>\$749</b>	<b>9 Year Average</b>	<b>\$750</b>
<b>Per Month Charge</b>	\$62.86	\$62.43	\$62.49	\$62.40	\$62.44	\$62.31	\$62.71	\$62.45	\$62.44		<b>\$62.50</b>

All dollars are in 1999 value

	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
<b>A. ROADWAYS</b>									
<b>1 Entry - 44 ft width added</b>	1	2	3	4	5	6	7	8	9
Cum. Total (linear ft.)	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Cum. Total (sq. ft.)	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800	52,800
Cost per lin ft. @\$ .21 X 2	\$504	\$504	\$504	\$504	\$504	\$504	\$504	\$504	\$504
Cost per sq. ft. @\$ .086	\$4,523	\$4,523	\$4,523	\$4,523	\$4,523	\$4,523	\$4,523	\$4,523	\$4,523
Cost Total	\$5,027	\$5,027	\$5,027	\$5,027	\$5,027	\$5,027	\$5,027	\$5,027	\$5,027
<b>2 Entry - 32 ft width added</b>									
Cum. Total (linear ft.)	5,050	1,575	1,750	300	8,675	8,675	10,425	14,125	16,425
Cum. Total (sq. ft.)	161,600	212,000	268,000	277,600	277,600	277,600	333,600	452,000	525,600
Cost per lin ft. @\$ .21 X 2	\$2,121	\$2,783	\$3,518	\$3,644	\$3,644	\$3,644	\$4,379	\$5,933	\$6,899
Cost per sq. ft. @\$ .086	\$13,844	\$18,161	\$22,959	\$23,781	\$23,781	\$23,781	\$28,578	\$38,721	\$45,026
Cost Total	\$15,965	\$20,944	\$26,476	\$27,425	\$27,425	\$27,425	\$32,957	\$44,654	\$51,925
<b>3 Roads 28 ft width added</b>									
Cum. Total (linear ft.)	8,200	4,350	12,900	4,050	29,500	33,400	41,200	47,050	47,650
Cum. Total (sq. ft.)	229,600	351,400	712,600	826,000	826,000	935,200	1,153,600	1,317,400	1,334,200
Cost per lin ft. @\$ .21 X 2	\$3,444	\$5,271	\$10,689	\$12,390	\$12,390	\$14,028	\$17,304	\$19,761	\$20,013
Cost per sq. ft. @\$ .086	\$19,669	\$30,103	\$61,046	\$70,761	\$70,761	\$80,115	\$98,825	\$112,857	\$114,296
Cost Total	\$23,113	\$35,374	\$71,735	\$83,151	\$83,151	\$94,143	\$116,129	\$132,618	\$134,309
<b>4 Courts 24 ft width added</b>									
Cum. Total (linear ft.)	5,600	5,200	6,400	2,400	500	3,600	2,800	2,400	500
Cum. Total (sq. ft.)	134,400	10,800	17,200	19,600	20,100	23,700	26,500	28,900	29,400
Cost per lin ft. @\$ .21 X 2	\$2,352	\$4,536	\$7,224	\$8,232	\$8,442	\$9,954	\$11,130	\$12,138	\$12,348
Cost per sq. ft. @\$ .086	\$11,514	\$22,205	\$35,363	\$40,298	\$41,326	\$48,727	\$54,484	\$59,418	\$60,446
Cost Total	\$13,866	\$26,741	\$42,587	\$48,530	\$49,768	\$58,681	\$65,614	\$71,556	\$72,794
<b>5 Cul-de-sac Bulb@5,000sf</b>	14	13	15	6	1	9	7	7	1
Total	14	27	42	48	49	58	65	72	73
Outside Curb. (Linear ft. @225' per)	3,150	6,075	9,450	10,800	11,025	13,050	14,625	16,200	16,425
Inside Curb. (linear ft. @60' per) (1)	840	1,620	2,520	2,880	2,940	3,480	3,900	4,320	4,380
Total Linear Feet	3,990	7,695	11,970	13,680	13,965	16,530	18,525	20,520	20,805
Total Sq.Ft. (5,000 sf per Bulb)	70,000	135,000	210,000	240,000	245,000	290,000	325,000	360,000	365,000
Cost per lin ft. @\$ .21 linear ft.	\$1,676	\$3,232	\$5,027	\$5,746	\$5,865	\$6,943	\$7,781	\$8,618	\$8,738
Cost per sq. ft. @\$ .086	\$5,997	\$11,565	\$17,990	\$20,560	\$20,988	\$24,843	\$27,842	\$30,840	\$31,268
Cost Total	\$7,672	\$14,797	\$23,017	\$26,306	\$26,854	\$31,786	\$35,622	\$39,458	\$40,006
<b>Roadway Costs</b>	\$65,643	\$102,883	\$168,843	\$190,438	\$192,224	\$217,062	\$255,349	\$293,314	\$304,062

Detail of roadway sq.ft. costs	Per sq.ft.	Every # years	Annual cost	Total cost
Repave	\$0.50	12	\$0.042	
Slurry seal	\$0.12	5	\$0.024	
Annual maintenance & sweeping	\$0.02	1	\$0.020	\$0.086

(1) 1/2 of the Cul-de-sac bulbs will have a 120 ft. inside circumference curb

	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
<b>B. STORM DRAIN</b>									
Added Street (linear ft.)	20,050	11,125	21,050	6,750	500	7,500	12,350	11,950	3,400
Cum. Total (linear ft.)	20,050	31,175	52,225	58,975	59,475	66,975	79,325	91,275	94,675
1 Storm drain culverts	3,835	5,267	6,146	1,971	146	2,190	3,606	3,489	993
Cum. Total (linear ft.)	3,835	9,102	15,248	17,219	17,365	19,554	23,160	26,649	27,642
Cost per lin ft. @\$.21 linear ft.	\$805	\$1,911	\$3,202	\$3,616	\$3,647	\$4,106	\$4,864	\$5,596	\$5,805
2 Catch Basins	20	48	46	15	1	16	27	26	7
Cum. Total	20	68	114	129	130	146	173	199	207
Cost per Basin @\$15 yr	\$300	\$1,020	\$1,709	\$1,930	\$1,946	\$2,191	\$2,595	\$2,986	\$3,098
3 Man Holes	3	8	7	2	0	3	4	4	1
Cum. Total	3	11	18	21	21	24	28	32	33
Cost per Basin @\$15 yr	\$45	\$165	\$276	\$312	\$315	\$354	\$420	\$483	\$501
<b>Storm Drain Costs</b>	<b>\$1,150</b>	<b>\$3,096</b>	<b>\$5,187</b>	<b>\$5,858</b>	<b>\$5,907</b>	<b>\$6,652</b>	<b>\$7,879</b>	<b>\$9,066</b>	<b>\$9,403</b>

(1) Storm drain analysis in yr. 2 for facility projections to completion:

	Year 2	Feet of road per
Street length in feet	31,175	
Storm drain culverts	9102	3.4
Catch Basins	68	458.5
Man Holes	11	2,834.1

**C. LIGHTING**

1 Street lights added/yr	31	11	21	6	0	9	14	12	2
Total	31	42	63	69	69	78	92	104	106
Cost @\$70/yr	\$2,170	\$2,940	\$4,410	\$4,830	\$4,830	\$5,460	\$6,440	\$7,280	\$7,420
2 Monument entry lights/yr	2	2	2	2	2	2	2	2	2
Total	2	2	2	2	2	2	2	2	2
Cost @\$70/yr	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140
3 Park & ride lot light									
Cost @\$70/yr									\$140
4 Mini park/Trail/Median									1
Cost @\$70/yr									\$70
<b>Lighting Costs</b>	<b>\$2,310</b>	<b>\$3,080</b>	<b>\$4,550</b>	<b>\$4,970</b>	<b>\$4,970</b>	<b>\$5,600</b>	<b>\$6,580</b>	<b>\$7,420</b>	<b>\$7,770</b>

	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
	1	2	3	4	5	6	7	8	9
<b>D. LANDSCAPE</b>									
<b>1 Formal, Irrigated Parks (sq. ft. added)</b>									
Special cond. street planting						22,000	22,000	22,000	22,000
Mini strip parks									
Medians/Traffic Circle	10,650			5,000					22,000
Entry Parkways	95,700								22,000
Park & Ride parking lot				5,000					10,890
Total sq. ft. added /yr.	106,350	106,350	106,350	111,350	111,350	133,350	155,350	177,350	54,890
Cumulative total sq. ft.	106,350	212,700	319,050	430,400	541,750	675,100	830,450	1,007,800	232,240
Cost @\$0.16/sf	\$17,016	\$17,016	\$17,016	\$17,816	\$17,816	\$21,336	\$24,856	\$28,376	\$37,158
<b>2 Low Maintenance Parks (sq. ft.)</b>									
Park and ride added/yr			22,000						11,000
Natural park area added/yr	22,000	22,000	66,000	66,000	66,000	66,000	66,000	66,000	22,000
Cumulative Total	22,000	44,000	66,000	132,000	198,000	264,000	330,000	396,000	99,000
Cost @\$0.08/sf	\$1,760	\$3,520	\$5,280	\$10,560	\$15,840	\$21,120	\$26,400	\$31,680	\$7,920
<b>3 Native Landscape (sq. ft.)</b>									
Cumulative Total	22,000	44,000	66,000	109,000	109,000	109,000	109,000	109,000	131,000
Cost @\$0.04/sf	\$880	\$1,760	\$3,520	\$4,360	\$4,360	\$4,360	\$4,360	\$4,360	\$5,240
<b>4 Re-vegetation Area (trees)</b>									
Cumulative Total	700	300	200	300	100	100	100	0	400
Cost (1)	700	1,000	1,200	1,500	1,600	1,700	1,800	1,800	2,200
<b>5 Natural &amp; Enhanced Wetlands (ac)</b>									
Cumulative Total	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0	15.0
Cost @\$150/ac	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250	\$2,250
<b>6 Fire fuel reduction (linear ft.)</b>									
Cumulative Total	5,600	2,100	2,400	3,800	4,000	3,100	4,150	4,350	6,950
Cost @\$0.10/ft	\$560	\$770	\$1,010	\$1,390	\$1,790	\$2,100	\$2,515	\$2,950	\$3,645
<b>7 Trails (linear ft.)</b>									
Cumulative Total	6,100	1,800	3,200	700	550	550	1,150	1,150	700
Cost @\$0.21/ft	\$1,281	\$1,659	\$2,331	\$2,478	\$2,478	\$2,594	\$2,594	\$2,835	\$2,982
<b>Landscape Costs</b>									
	\$34,947	\$36,680	\$39,797	\$43,274	\$41,799	\$45,720	\$50,030	\$53,001	\$72,345

(1) Re-vegetation area trees as follows: Yr 1 @\$16(replacement/water/chemicals/labor); Yr 2 @\$5.75 (same as 1 reduced); Yr 3 on @\$3.75 (ongoing care, min water/chem/labor)



	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
<b>E. STRUCTURES &amp; SPECIAL AREAS</b>									
1 Entry security system	1	2	3	4	5	6	7	8	9
Cost	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200
2 Entry monuments	1	1	1	1	1	1	1	1	1
Cost @\$200 yr	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200
3 Entry feature (sq.ft.)	800	800	800	800	800	800	800	800	800
Cost to date @\$0.25/sf	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200
4 Second entry security system									
Cost									\$500

Structures/Special Areas Costs	\$400	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$3,100
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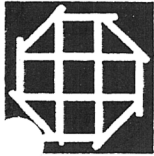
F. MOSQUITO ABATEMENT	\$1,000	\$1,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
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G. SECURITY SERVICES, MANAGEMENT, OTHER	0.25	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
1 Supervisor/Manager	\$7,500	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Cost @ \$30,000	0.0	3.0	6.0	7.0	7.5	9.5	10.5	10.5	10.5
2 Gate/Patrol	\$0	\$69,000	\$138,000	\$161,000	\$172,500	\$218,500	\$241,500	\$241,500	\$241,500
Cost @ \$23,000		1	1	1	2	3	4	4	4
3 Vehicles	\$0	\$2,500	\$2,500	\$2,500	\$5,000	\$7,500	\$10,000	\$10,000	\$10,000
Cost @\$2,500 each									
4 CSD Management	\$35,000	\$37,000	\$45,000	\$50,000	\$50,000	\$60,000	\$60,000	\$75,000	\$80,000
5 Insurance / Legal cost	\$18,000	\$20,000	\$21,000	\$24,000	\$25,000	\$25,000	\$25,000	\$31,000	\$32,000

Security Management/Other Costs	\$60,500	\$158,500	\$236,500	\$267,500	\$282,500	\$341,000	\$366,500	\$387,500	\$393,500
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H. CONTINGENCY	\$165,950	\$307,839	\$459,477	\$516,639	\$532,000	\$620,634	\$690,938	\$754,901	\$792,181
Total Costs except Contingency	\$16,595	\$30,784	\$45,948	\$51,664	\$53,200	\$62,063	\$69,094	\$75,490	\$79,218
Contingency Cost @ 10%									

Grand total All Costs	\$182,545	\$338,623	\$505,425	\$568,303	\$585,200	\$682,697	\$760,031	\$830,391	\$871,399
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# STRONG ASSOCIATES

240 41ST STREET • OAKLAND, CA 94611 • 510/428-2904 • FAX 510/658-9972

## January 21, 2000 - Saddle Creek, roadway sinking fund analysis

To: Bill Abbott (916-446-2291) and Dave Haley (209-785-8551)

From: David Strong - Stron Associates - 510-428-2904

Road installed in February 1996 - Current age approximately 4 years

Sinking fund costs per Sq Foot:

Detail of roadway sq.ft. costs	Per sq.ft.	Every # years	Annual cost
Repave cost - 1 year	\$0.50	12	\$0.0417
Cost for 4 year			\$0.1667
Total per Sq. Ft. cost for sinking fund - 4 years			\$0.1667

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<b>A. ROADWAYS</b>	2000/01
<b>1 Entry - 44 ft width added</b>	
Cum. Total (linear ft.)	1,200
Cum. Total (sq. ft.)	52,800
<b>2 Entry - 32 ft width added</b>	
Cum. Total (linear ft.)	5,050
Cum. Total (sq. ft.)	161,600
<b>3 Roads 28 ft width added</b>	
Cum. Total (linear ft.)	8,200
Cum. Total (sq. ft.)	229,600
<b>4 Courts 24 ft width added</b>	
Cum. Total (linear ft.)	5,600
Cum. Total (sq. ft.)	134,400
<b>5 Cul-de-sac Bulb@5,000sf</b>	
Total	14
Total Sq.ft. (5,000 sf per Bulb)	70,000
 Total Sq. Ft.	648,400
Total Per SF Cost	\$0.1667
 <b>Roadway Costs</b>	 <b>\$108,067</b>