



ZINFANDEL SUBDIVISION
 Napa, California
ENGINEER'S ESTIMATE FOR SITE WORK IMPROVEMENTS
 Based on the Tentative Subdivision Map
 Prepared By RSA+ Dated September 15, 2023

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	
A. GRADING AND STREET WORK					
PUBLIC GRADING AND STREET WORK					
1	Mobilization (Public)	1	l.s.	\$ 50,000.00	\$ 50,000.00
2	Erosion Control (Public)	1	l.s.	\$ 90,000.00	\$ 90,000.00
3	Dust Control (Public)	1	l.s.	\$ 30,000.00	\$ 30,000.00
4	Demolition including Sawcut, Removal of Pavement, Signs, and Existing Concrete (Public)	1	l.s.	\$ 20,000.00	\$ 20,000.00
5	Clearing and Grubbing (Public)	1.75	acre	\$ 3,000.00	\$ 5,250.00
6	Finish Grading of Streets (Public)	75,440	s.f.	\$ 0.50	\$ 37,720.00
7	Rough Grading (Approximate in Existing and New Public Street Right-of-Way)	2,150	c.y.	\$ 15.00	\$ 32,250.00
8	4" AC over 15" Class II AB (Assumed for El Centro Avenue)	6,840	s.f.	\$ 9.00	\$ 61,560.00
9	3.5" AC over 10" Class II AB (Assumed for Clementina Circle)	43,810	s.f.	\$ 7.00	\$ 306,670.00
10	2' Wide, 6" Deep AC Plug (Public in Lassen Street)	51	s.f.	\$ 5.00	\$ 255.00
11	2" Uniform Grind & 2" AC Overlay (Public Streets)	20,280	s.f.	\$ 5.00	\$ 101,400.00
12	4" Class II AB under Curb, Gutter, and Sidewalk incl. Ramps (In Public Streets)	16,910	s.f.	\$ 2.00	\$ 33,820.00
13	12" Class II AB under Short Ramp Driveway Approach (In Public Streets)	5,810	s.f.	\$ 6.00	\$ 34,860.00
14	Sidewalk Barricade (Public)	1	each	\$ 500.00	\$ 500.00
15	Street Barricade (Public)	1	each	\$ 2,500.00	\$ 2,500.00
16	Well Monument (Public)	8	each	\$ 500.00	\$ 4,000.00
17	Traffic Striping and Signage (Public)	1	l.s.	\$ 10,000.00	\$ 10,000.00
PRIVATE GRADING AND STREET WORK					
18	Mobilization (Private)	1	l.s.	\$ 100,000.00	\$ 100,000.00
19	Erosion Control (Private)	1	l.s.	\$ 150,000.00	\$ 150,000.00
20	Demolition including Removal of House with Laterals & Services, Fuel Tanks, Septic System, Bridge, Fences, Gates, Trees, etc. (Private)	1	l.s.	\$ 250,000.00	\$ 250,000.00
21	Clearing and Grubbing (Private)	8.30	acre	\$ 3,000.00	\$ 24,900.00
22	Finish Grading of Driveways (Private)	22,530	s.f.	\$ 0.50	\$ 11,265.00
23	Rough Grading of Lots, Driveways, Terraces, Bioretention Facilities (Approximate in Private Areas)	24,970	c.y.	\$ 15.00	\$ 374,550.00
24	Imported Fill (Approximate in Private Areas)	9,600	c.y.	\$ 40.00	\$ 384,000.00
25	3" AC over 10" Class II AB (Assumed for Private Driveways for 38-40, 48/49, and 50/51/Parcel C)	13,540	s.f.	\$ 7.00	\$ 94,780.00
10	3" AC over 8" Class II AB (Assumed for Private Path 15/16)	1,330	s.f.	\$ 5.00	\$ 6,650.00
26	6" Concrete over 6" Class II AB (Assumed for Private Driveway for 18/19)	1,300	s.f.	\$ 10.00	\$ 13,000.00
27	4" Class II AB under Curb, Gutter, and Sidewalk (In Private Driveways)	1,180	s.f.	\$ 2.00	\$ 2,360.00
28	12" Class II AB under Short Ramp Driveway Approach (In Private Driveways)	190	s.f.	\$ 6.00	\$ 1,140.00
29	Retaining Wall Exposed Surface (Private)	5,000	s.f.	\$ 75.00	\$ 375,000.00
30	Retaining Wall Railing (Private)	770	l.f.	\$ 50.00	\$ 38,500.00
Subtotal				\$	<u>2,646,930.00</u>

	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
B. CONCRETE WORK					
1	Curb and 24" Gutter (Public Streets)	3,050	l.f.	\$ 32.50	\$ 99,125.00
2	4" Thick Concrete Sidewalk incl. Ramps (Public Streets)	11,260	s.f.	\$ 12.50	\$ 140,750.00
3	4" PCC Bulbout and Curb Ramps per COA #35 (Not shown on TM)	1	l.s.	\$ 20,000.00	\$ 20,000.00
4	6" Thick Driveway Approach (Public Streets)	4,130	s.f.	\$ 20.00	\$ 82,600.00
5	Curb and 12" Gutter (Private Driveways)	635	l.f.	\$ 25.00	\$ 15,875.00
6	6" Vertical Curb (Private Driveways)	390	l.f.	\$ 20.00	\$ 7,800.00
7	6" Thick Driveway Approach (Private Driveways)	150	s.f.	\$ 20.00	\$ 3,000.00
					\$ 369,150.00

C. STORM DRAIN WORK

1	City Standard D-2 Catch Basin	4	each	\$ 6,000.00	\$ 24,000.00
2	Metering Structure incl. Orifice Plate	2	each	\$ 5,000.00	\$ 10,000.00
3	Storm Drain Manhole	7	each	\$ 6,000.00	\$ 42,000.00
4	Drop Inlet	3	each	\$ 2,000.00	\$ 6,000.00
5	Area Drain	11	each	\$ 800.00	\$ 8,800.00
6	Under Sidewalk Drain (Not shown on TM), Assume 2 per Lot	92	each	\$ 250.00	\$ 23,000.00
7	Outfall to BRF's with Rock Rip Rap	3	each	\$ 500.00	\$ 1,500.00
8	6" PVC Storm Drain Pipe	170	l.f.	\$ 30.00	\$ 5,100.00
9	8" PVC Storm Drain Pipe	648	l.f.	\$ 55.00	\$ 35,640.00
10	12" PVC Storm Drain Pipe	28	l.f.	\$ 80.00	\$ 2,240.00
11	15" RCP Storm Drain Pipe	245	l.f.	\$ 160.00	\$ 39,200.00
12	18" RCP Storm Drain Pipe	556	l.f.	\$ 200.00	\$ 111,200.00
13	24" RCP Storm Drain Pipe	31	l.f.	\$ 280.00	\$ 8,680.00
14	Outfall to Salvador Creek with Rock Rip Rap & Coir Log	2	each	\$ 25,000.00	\$ 50,000.00
15	Connect to Existing 24" Storm Drain	1	each	\$ 5,000.00	\$ 5,000.00
				Subtotal	\$ 372,360.00

D. WATER WORK

1	8" DIP Water Main	1,220	l.f.	\$ 200.00	\$ 244,000.00
2	Fire Hydrant Assembly incl. Water Valve	4	each	\$ 7,000.00	\$ 28,000.00
3	1" Irrigation Service incl. WM & RPBD (Not shown on TM)	1	each	\$ 3,000.00	\$ 3,000.00
4	Water Sampling Station (Not shown on TM)	1	each	\$ 2,000.00	\$ 2,000.00
5	8" 11.25 Degree Bend	4	each	\$ 250.00	\$ 1,000.00
6	8" 22.5 Degree Bend	2	each	\$ 250.00	\$ 500.00
7	8" 90 Degree Bend	1	each	\$ 250.00	\$ 250.00
8	8" Water Valve	4	each	\$ 800.00	\$ 3,200.00
9	8" Water Valve	4	each	\$ 800.00	\$ 3,200.00
10	1" Water Service incl. WM & BFP (Standard Services)	44	each	\$ 3,000.00	\$ 132,000.00
11	1" Water Service incl. WM & BFP (Extended Service Lines)	7	each	\$ 5,000.00	\$ 35,000.00
12	Connect to Existing 8" DIP Water incl. Pipe Removals	2	each	\$ 2,500.00	\$ 5,000.00
				Subtotal	\$ 457,150.00

E. SANITARY SEWER WORK

1	Sanitary Sewer Manhole (Standard)	8	each	\$ 10,000.00	\$ 80,000.00
2	Sanitary Sewer Flush Hole	1	each	\$ 5,000.00	\$ 5,000.00
3	8" PVC Sanitary Sewer	1,204	l.f.	\$ 200.00	\$ 240,800.00
4	10" PVC Sanitary Sewer	103	l.f.	\$ 220.00	\$ 22,660.00
5	4" Lateral with Cleanout (Standard Services)	44	each	\$ 4,000.00	\$ 176,000.00
6	4" Lateral with Cleanout (Extended Service Lines & CO's)	7	each	\$ 8,000.00	\$ 56,000.00
7	Connect to Existing 18" ACP Sewer Main incl. Pipe Removals	1	each	\$ 2,500.00	\$ 2,500.00
8	Remove Existing SSMH & Connect to Existing 10" AC Sewer Main with Concrete Collar	1	each	\$ 5,000.00	\$ 5,000.00
				Subtotal	\$ 587,960.00

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	
F. JOINT TRENCH					
1	Underground Existing Overhead Lines along El Centro Ave.	730	I.f.	\$ 300.00	\$ 219,000.00
2	New Service Drop and Meter Connectoin to Existing Services (Assumed 4)	4	each	\$ 50,000.00	\$ 200,000.00
3	Joint Trench for Project	900	I.f.	\$ 300.00	\$ 270,000.00
4	Transformers	3	each	\$ 30,000.00	\$ 90,000.00
5	Street Lights	8	each	\$ 6,000.00	\$ 48,000.00

Subtotal \$ 827,000.00

COST SUMMARY FOR IMROVEMENTS

A. GRADING AND STREET WORK	\$ 2,646,930.00
B. CONCRETE WORK	\$ 369,150.00
C. STORM DRAIN WORK	\$ 372,360.00
D. WATER WORK	\$ 457,150.00
E. SANITARY SEWER WORK	\$ 587,960.00
F. JOINT TRENCH	\$ 827,000.00

TOTAL \$ 5,260,550.00

10% CONTINGENCY \$ 526,055.00

TOTAL ESTIMATE FOR SITE WORK IMPROVEMENTS \$ 5,786,605.00



EXCLUSIONS:

- Vertical construction, including house construction and private driveways in front of garage.
- Landscaping, including street trees, private yards, planting at terraces, fencing and irrigation.
- Agency fees, including City of Napa, Napa County, NapaSan, and title company.
- Traffic control.
- Offsite improvements except where described above.
- Costs associated with environmental permitting and/or mitigations.
- Costs associated with Homeowner's Association or Maintenance Association.
- Phased construction or out-of-regular-sequence construction.
- Land costs, acquisition of right of way, easements, and/or rights of entry.
- Costs associated with high groundwater or inclement weather conditions.
- Tree preservation.

development type: 2,000 SF residential home
 Assumed Construction Cost: \$250/SF => \$500,000

Based on City of Napa Master Fee Schedule Effective July 1, 2025

Description of Fee	Fee Type	Fee #	Base Fee	Fee per SF (if applicable)	Effective Fee	Notes:
Building Permit		2.1.27	\$ 5,991.00	\$ 2.21	\$ 10,411.00	Building Permit Fee 2.1.27 include building plan review, inspection, fire plan check, and planning plan check. The building Plan Review portion of the fee is 33% of the Building Permit Fee, and must be paid as a condition of review of the building permit application, concurrently with the plan check submittal. The remainder of the fee must be paid when the Building Permit is approved.
Building Plan Check Review						See Building Permit
Fire Plan Check Review						See Building Permit
Planning Plan Check Review						See Building Permit
Stormwater Plan Check Fee						See Building Permit
SMIP Tax - Residential	Tax	2.4.1	\$0.13 per \$1,000 of valuation		\$ 65.00	
Electrical, Plumbing, Mechanical Fee - Redier	A	2.2.1	\$ 244.00		\$ 244.00	
Insulation	Tax	2.4.6	\$ 244.00			
Affordable Housing Impact Fee	A	12.25.1		\$ 4.75	\$ 9,500.00	
Const. & Demolition Debris Building	A	2.2.45	\$ 695.00		\$ 695.00	
Street Improvements	A	12.2.1(A)	\$ 2,465.00		\$ 2,465.00	
Utility Underground	A	12.2.1(C)	\$ 2,258.00		\$ 2,258.00	
Water Capacity Fee	C	12.24.2	\$ 6,296.00		\$ 6,296.00	
Park Dedication and Development Fees	A	12.14.1	\$ 6,581.00		\$ 6,581.00	Single Family - Detached
Fire and Paramedic Development Fees	A	12.21.1	\$ 656.00		\$ 656.00	Single Family Residential
Sewer Plan Check Fees	NapaSan	NapaSan	\$ 130.00		\$ 130.00	Per lot
Sewer Connection Fee (Capacity Charge)	NapaSan	NapaSan	\$ 12,211.00		\$ 12,211.00	per EDU
School Development Fee	NVUSD	NVUSD		\$ 5.17	\$ 10,340.00	
TOTAL					\$ 61,852.00	

Building Permit Fees (Include Plan Review and Inspection)
 NOTE: Building Permit Fees 2.1.1-2.1.34 include Building Plan Review, Inspection, Fire Plan Check and Planning Plan Check. The Building Plan Review portion of the fee is 33% of the Building Permit Fee, and must be paid as a condition of review of the building permit application, concurrently with the plan check submittal. The remainder of the fee must be paid when the Building Permit is approved.

New Construction, Additions and Major Remodels				Fee Effective February 3, 2025	
Fee #	Description	Min Sq Ft	Max Sq Ft	Base Fee	Fee per SF (for each additional SF)
2.1.26	Single Family Dwellings - Plan Review & Inspection (All newly constructed space for residential occupancies classified as CBC Group R-3, or other similar residential occupancies not specifically addressed elsewhere in this Fee Schedule. This category includes the model home or a custom home project)	1	1,000	\$3,069.00	plus \$2.91
2.1.27		1,001	2,500	\$5,991.00	plus \$2.21
2.1.28		2,501	4,000	\$9,313.00	plus \$2.30
2.1.29	*NOTE: For each Affordable and Workforce Housing Unit, as defined by RD2021-113, the amount of the Building Permit Fee shall be 50% of the amount identified in this section.	4,001	6,000	\$12,757.00	plus \$1.32
2.1.30		6,001	8,000	\$15,369.00	plus \$1.00