

EXHIBIT M SUMMARY OF COSTS

Hidden Valley Preliminary Estimate of Probable Construction Cost
5/23/06

Street

ITEM	QTY.	UNIT	UNIT PRICE	TOTAL ESTIMATED
6" PCC CURB and GUTTER	4620	LF	\$18.00	\$83,160.00
SIDEWALK	23100	SF	\$4.00	\$92,400.00
RESIDENTIAL DRIVE APPROACH	39	EA	\$1,200.00	\$46,800.00
ACCESS RAMPS	10	EA	\$350.00	\$3,500.00
6" AC over 6" AB	137500	SF	\$2.88	\$396,000.00
CATCH BASIN LOCAL DEPRESSION	8	EA	\$600.00	\$4,800.00
SUBTOTAL				\$626,660.00

Sewer

ITEM	QTY.	UNIT	UNIT PRICE	TOTAL ESTIMATED
8" PVC MAIN	2060	LF	\$25.00	\$51,500.00
6" PVC LATERALS	99	EA	\$500.00	\$49,500.00
STANDARD MANHOLE	5	EA	\$7,000.00	\$35,000.00
CLEAN OUTS (one per lateral)	99	EA	\$1,150.00	\$113,850.00
TIE INTO EXISTING PUBLIC SEWER	2	EA	\$850.00	\$1,700.00
SUBTOTAL				\$251,550.00

Water

ITEM	QTY.	UNIT	UNIT PRICE	TOTAL ESTIMATED
HOT TAP ASSEMBLY	1	EA	\$5,600.00	\$5,600.00
8 IN. VALVE	14	EA	\$1,300.00	\$18,200.00
FIRE HYDRANT (INC. VALVE)	8	EA	\$3,700.00	\$29,600.00
BLOW OFF ASSEMBLY	1	EA	\$3,500.00	\$3,500.00
AIR VALVE	2	EA	\$2,800.00	\$5,600.00
2 INCH RES. SERVICE	9	EA	\$2,300.00	\$20,700.00
1 INCH RES. SERVICE	63	EA	\$1,000.00	\$63,000.00
6" FIRE LATERAL, DDC, FDC	16	EA	\$10,000.00	\$160,000.00
2 INCH METER IRRIGATION	2	EA	\$2,300.00	\$4,600.00
TIE INTO EXISTING WATER MAIN	1	EA	\$2,000.00	\$2,000.00
8" END CAP	6	EA	\$125.00	\$750.00
8" PVC C-900 CI 200 WATER MAIN (inc. fittings)	2660	LF	\$40.00	\$106,400.00
SUBTOTAL				\$419,950.00

Storm Drain

ITEM	QTY.	UNIT	UNIT PRICE	TOTAL ESTIMATED
24 IN. RCP PIPE	2840	LF	\$50.00	\$142,000.00
MANHOLE, TYPE 1	5	EA	\$5,200.00	\$26,000.00
CATCH BASIN W=7'	8	EA	\$4,200.00	\$33,600.00
SUBTOTAL				\$201,600.00

TOTAL				\$1,499,760.00
20% CONTINGENCY				\$299,952.00
GRAND TOTAL				\$1,799,712.00

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5/23/06

Assumptions-

Unit Prices from Ventura County Construction bids in Fall 2005.

Quantities based upon LCRA site plan of 5/19/06, which were not to a specified scale

Only street, sewer, water, storm drain included. Grading, landscaping, and other unknown construction
to be added at a later date.

Assumed no off-site public sewer, water, or storm drain upsizing.

No dry utilities facilities are included.

Pavement sections assumed as 6" AC over 6" base. R value tests will determine final thicknesses.

Assumed 24" storm drain pipes. Hydrology analysis will determine final sizing.

No grading/ earthwork quantities (i.e. cubic yards of cut/fill or remove/recompact recommendations)
were determined at this time.

Assumed utilities at typical depths, i.e. no price increases due to deep trench work.

This document will be revised as topography and further defined site plans are developed.

Further conditions of approval may alter these totals.

Assumed that environmental assessments were taken into account in the provided site plans.

No storm drain treatment or detention devices are included

Tatum Site Preliminary Estimate of Probable Construction Cost
5/23/06

Street

ITEM	QTY.	UNIT	UNIT PRICE	TOTAL ESTIMATED
6" PCC CURB and GUTTER	7090	LF	\$18.00	\$127,620.00
SIDEWALK	32650	SF	\$4.00	\$130,600.00
RESIDENTIAL DRIVE APPROACH	41	EA	\$1,200.00	\$49,200.00
ACCESS RAMPS	18	EA	\$350.00	\$6,300.00
6" AC over 6" AB	126050	SF	\$2.88	\$363,024.00
CATCH BASIN LOCAL DEPRESSION	10	EA	\$600.00	\$6,000.00
SUBTOTAL				\$682,744.00

Sewer

ITEM	QTY.	UNIT	UNIT PRICE	TOTAL ESTIMATED
8" PVC MAIN (includes 335' off-site sewer)	5570	LF	\$25.00	\$139,250.00
6" PVC LATERALS	80	EA	\$500.00	\$40,000.00
STANDARD MANHOLE	6	EA	\$7,000.00	\$42,000.00
CLEAN OUTS (one per lateral)	80	EA	\$1,150.00	\$92,000.00
TIE INTO EXISTING PUBLIC SEWER	1	EA	\$850.00	\$850.00
SUBTOTAL				\$314,100.00

Water

ITEM	QTY.	UNIT	UNIT PRICE	TOTAL ESTIMATED
HOT TAP ASSEMBLY	2	EA	\$5,600.00	\$11,200.00
8 IN. VALVE	21	EA	\$1,300.00	\$27,300.00
FIRE HYDRANT (INC. VALVE)	8	EA	\$3,700.00	\$29,600.00
BLOW OFF ASSEMBLY	1	EA	\$3,500.00	\$3,500.00
AIR VALVE	6	EA	\$2,800.00	\$16,800.00
2 INCH RES. SERVICE	12	EA	\$2,300.00	\$27,600.00
1 INCH RES. SERVICE	68	EA	\$1,000.00	\$68,000.00
6" FIRE LATERAL, DDC, FDC	18	EA	\$10,000.00	\$180,000.00
2 INCH METER IRRIGATION	2	EA	\$2,300.00	\$4,600.00
TIE INTO EXISTING WATER MAIN	2	EA	\$2,000.00	\$4,000.00
8" END CAP	5	EA	\$125.00	\$625.00
8" PVC C-900 CI 200 WATER MAIN (inc. fittings)	5235	LF	\$40.00	\$209,400.00
SUBTOTAL				\$582,625.00

Storm Drain

ITEM	QTY.	UNIT	UNIT PRICE	TOTAL ESTIMATED
24 IN. RCP PIPE	5235	LF	\$50.00	\$261,750.00
MANHOLE, TYPE 1	6	EA	\$5,200.00	\$31,200.00
CATCH BASIN W=7'	10	EA	\$4,200.00	\$42,000.00
SUBTOTAL				\$334,950.00

TOTAL				\$1,914,419.00
20% CONTINGENCY				\$382,883.80
GRAND TOTAL				\$2,297,302.80

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