

Area of Benefit Engineer's Report

For

Vintage II Subdivision

February 2022

CLIENT:

Windward Pacific Builders
135 S. 5th Street, Suite J
Oakdale, CA 95361
(209) 312-6571

Project Address:

Woodward Avenue
Manteca, CA

Study Prepared by:



620 12TH STREET
MODESTO, CA 95354
KYLA MIKKELSEN, PE #80600



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Section 1 Introduction

The Vintage II subdivision is located south of Woodward Avenue, at the Woodward and Adora Drive intersection. The Conditions of Approval for the Vintage II Subdivision required the installation of certain offsite public infrastructure improvements including roadway widening, the extension of curb, gutter and sidewalk, and water service laterals extended to the existing property, APN 224-05-007.

The Area of Benefit and benefitting parcel is shown on Figure 1 in Appendix B.

Section 2 Methodology

As the proposed improvements being constructed directly benefit one parcel, all construction costs for the street improvements have been allocated to this parcel. See Figure 2 in Appendix B for the improvements.

Section 3 Reimbursable Costs

The developer of the Vintage II Subdivision installed street improvements within the right-of-way of Woodward Avenue along APN 224-05-007. As shown in Figure 2 in Appendix B, these street and utility improvements benefit the parcel west of the Vintage II subdivision.

3.1 Street Improvement

The street improvements installed include grading activities; pavement; grind and overlay; pavement delineation; and curb, gutter, and sidewalk. The costs of the street improvements are eligible for inclusion into the Area of Benefit and are summarized in Appendix A, Table 1.

3.2 Utility Improvement

The Developer of Vintage II reconstructed a storm drainage inlet and constructed 8" fire service stub, a 4" domestic water stub, and a 2" landscape service stub to APN 224-05-007. The costs of the utility improvements are eligible for inclusion into the Area of Benefit and are summarized in Appendix A, Table 2.

Section 4 Reimbursable Cost Summary

Table 3 provides the summary of reimbursement for the Area of Benefit, including the allowable fee percentages for design engineering, plan check, bonding, etc.

An inflationary factor, based on the change in the 20-City U.S. Average Engineering News-Record Construction Costs Index, as of January 1 of each year, shall be applied to assessments due for construction items already completed. The adjusted cost shall be rounded to the nearest Dollar (\$1.00).

Section 5 Distribution

As the property develops and assessments are paid, the funds shall be distributed with five percent (5%) of the funds collected paid to the City of Manteca for administration and the remainder of the funds collected paid to Vintage II, LP. Disbursements by the City to subdividers shall be made within 45 days after the City's receipt of the reimbursement fees from others. The right to reimbursement shall be personal and shall not run with the land.

Appendix A: Estimate

Table 1 - Street Facility Reimbursement Cost

ITEM	DESCRIPTION	QUANTITY	UNIT COST	COST
A. SITE PREPARATION AND GRADING				
1.	Street Fine Grading	1	\$7,300.00 LS	\$7,300.00
B. STREETS				
1.	6" Vertical Curb and Gutter	350	\$18.50 LF	\$6,475.00
2.	6" PCC Concrete Walk	2,625	\$5.60 SF	\$14,700.00
3.	7" AC over 9" AB Pavement (R=50 - TI=9)	4,550	\$6.50 SF	\$29,575.00
4.	0.10' Grind and Overlay	3,850	\$2.05 SF	\$7,892.50
C. STRIPING AND SIGNAGE				
1.	Traffic Delineation	1	\$900.00 LS	\$900.00
CONSTRUCTION SUB-TOTAL ==>				\$66,842.50

Table 2 - Utility Reimbursement Cost

ITEM	DESCRIPTION	QUANTITY	UNIT COST	COST
A. STORM				
1.	12" PVC - Storm Drainage	10	\$52.50 LF	\$525.00
2.	Curb Inlet - City Standard	1	\$2,160.00 EA	\$2,160.00
B. WATER SYSTEM				
1.	Water Services for Fire, Domestic, and Landscape	1	\$19,950.00 LS	\$19,950.00
CONSTRUCTION SUB-TOTAL ==>				\$22,635.00

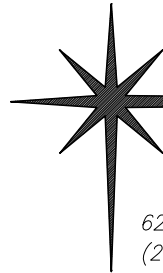
Table 3 - Summary

DESCRIPTION		COST
1.	Street Facility Reimbursement Cost	\$66,842.50
2.	Utility Reimbursement Cost	\$22,635.00
CONSTRUCTION SUB-TOTAL ==>		\$89,477.50
	Design Engineering, 6% =	\$5,368.65
	Construction Staking, 4% =	\$3,579.10
	Plan Check, 2% =	\$1,789.55
	Bonding, 2% =	\$1,789.55
	Construction Management and Administration, 5% =	\$4,473.88
	Assessment Engineering, 5% =	\$4,473.88
	City Administration, 5% =	\$4,473.88
TOTAL COST ==>		\$115,425.98

Appendix B: Figures

VINTAGE II AREA OF BENEFIT EXHIBIT

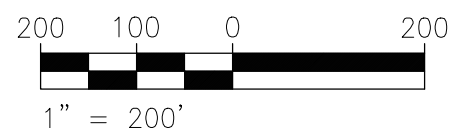
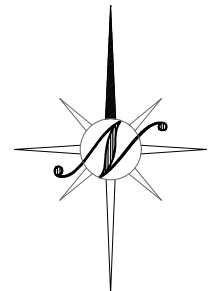
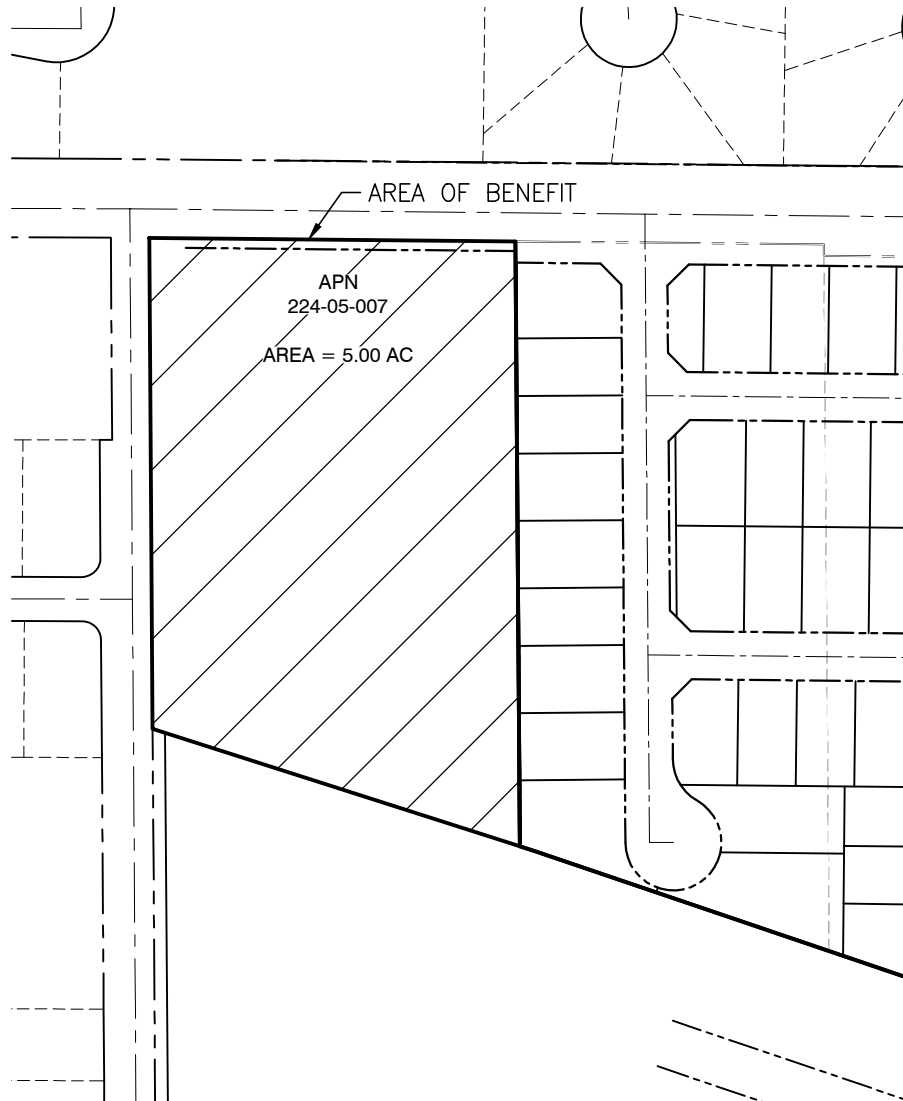
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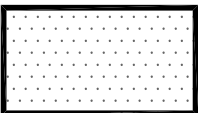

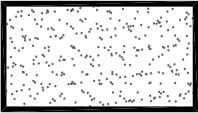

NorthStar
Engineering Group, Inc.

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620 12th Street Modesto, CA 95354
(209) 524-3525 Phone (209) 524-3526 Fax



HATCH LEGEND

	EXISTING PAVEMENT		ASPHALT TI=11.0, R-VALUE=50 7"AC/9"AB
	EXISTING CONCRETE		CONCRETE 6"CC/6"AB



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VINTAGE II SUBDIVISION
OFFSITE IMPROVEMENTS
EXHIBIT

FEBRUARY 2022

