

PATRICK ENGINEERING & SURVEYING

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SUBJECT: Cost Breakdown for a Minor Subdivision (Lot Split)

Subdivisions are basically a two phase process; the Tentative to Final Notice, and the Final Map and Off Map items. The second phase is easy to estimate because there are no unknowns. Phase one, the tentative has a lot of uncertainties.

I. Phase One

A. Research

1. Office	8.0 hrs. @ \$170.00/hr. =	\$ 1,360.00	
2. Field (Site Visit)	4.0 hrs. @ \$170.00/hr. = \$ 680.00		
	2.0 hrs. @ \$100.00/hr. = <u>\$ 200.00</u>		
		<u>\$ 880.00</u>	\$ 2,240.00

B. Create Base Map

1. Scan 200 Scale	2.0 hrs. @ \$100.00/hr. =	\$ 200.00	
2. Create Map	12.0 hrs. @ \$170.00/hr. =	<u>\$ 2,040.00</u>	\$ 2,240.00

C. Planning

1.	Site Study (Preliminary Lot and Road Design)	8.0 hrs. @ \$170.00/hr. =	\$ 1,360.00	
2.	Meetings with Client	6.0 hrs. @ \$170.00/hr. =	\$ 1,020.00	
		2.0 hrs. @ \$100.00/hr. =	<u>\$ 200.00</u>	
				\$ 2,580.00

D. Environmental Constraints

1.	Biology	=	\$ 4,700.00	
2.	Archaeology	=	\$ 2,000.00	
3.	Visual Impact (Scenic Corridor)	=		
4.	Traffic	=		
5.	Growth Inducement	=		
6.	Ground Water	=	<u> </u>	\$ 6,700.00

E. Percolation Tests (Probably
Complete depending on Lot
Design)

1.	Dig Holes/Presoak (Minimum 5/site)	8.0 hrs. @ \$ 50.00/hr. =	\$ 400.00	
	Drilling Rig	_____ hrs. @ \$110.00/hr. =	\$	
2.	Test	8.0 hrs. @ \$ 75.00/hr. =	\$ 600.00	

3.	15' Observation Boring	=	\$	650.00	
4.	Additional Holes (if required by County) @ \$75.00/hr.		\$	<u> </u>	\$ 1,650.00

F.	Layout (Cost per Lot)				
	8.0 hrs. @ \$115.00/hr. =	\$	920.00		
	0.5 hrs. @ \$170.00/hr. =	\$	<u>85.00</u>		
					\$ 1,005.00

G. Finish Tentative Map for Submittal

1.	Final Lot Design				
	4.0 hrs. @ \$170.00/hr. =	\$	600.00		
2.	Grading (Building Sites/ Roads)				
	16.0 hrs. @ \$100.00/hr. =	\$	1,600.00		
	8.0 hrs. @ \$170.00/hr. =	\$	<u>1,360.00</u>		
				\$	2,960.00
3.	Draw Septic Systems (On Tentative)				
	8.0 hrs. @ \$100.00/hr. =	\$	800.00		
4.	Proposed Open Space				
	4.0 hrs. @ \$100.00/hr. =	\$	400.00		
	4.0 hrs. @ \$170.00/hr. =	\$	<u>680.00</u>		
				\$	1,080.00
5.	Meetings/Telephone				
	6.0 hrs. @ \$170.00/hr. =	\$	1,020.00		
	2.0 hrs. @ \$100.00/hr. =	\$	<u>200.00</u>		
				\$	1,220.00
6.	Check Map				
	6.0 hrs. @ \$170.00/hr. =	\$	1,020.00		
7.	Redesign/Redraft (If Necessary) @\$110/hr.				
				<u> </u>	\$ 7,680.00

H. Tentative Map Forms for Submittal

1. Health Department

- a. Processing
 - County Fees = \$2,000.00
 - 2.0 hrs. @ \$170.00/hr. = \$ 340.00
 - 1.0 hrs. @ \$ 90.00/hr. = \$ 90.00
 - \$2,430.00
 - b. Site Visit
 - 4.0 hrs. @ \$100.00/hr. = \$ 400.00
- \$ 2,830.00

2. Planning & Land Use

- a. Environmental Initial Study
 - 1a. Form
 - 2hrs.@ \$170.00/hr. = \$ 340.00
 - 2a. Slope Analysis
 - 4hrs.@ \$170.00/hr. = \$ 680.00
 - 3a. Three Copies Of all Documents
 - 4hrs.@ \$ 90.00/hr. = \$ 360.00
- b. Resource Protection Ordinance
 - 1b. Slope Maps (2)
 - 3hrs.@ \$170.00/hr. = \$ 450.00
- c. Evidence of Legal Parcel
 - 1hrs.@ \$170.00/hr. = \$ 170.00
- d. Disclosure Statement
 - 1hrs.@ \$170.00/hr. = \$ 170.00

e. Service Availability
Letters

1e. Forms
1hrs.@ \$ 90.00/hr. = \$ 90.00

2e. Signatures
3hrs.@ \$ 90.00/hr. = \$ 270.00

\$ 2,530.00

3. Public Notice (Revise Old)
Maps, List & Envelopes

8.0 hrs. @ \$ 90.00/hr. =

\$ 720.00

4. Vicinity Map

2.0 hrs. @ \$100.00/hr. =

\$ 200.00

5. Hazardous Waste and/or Sub-
stance Site Verification Form

1.0 hrs. @ \$170.00/hr. =

\$ 170.00

6. Storm Water Management
Plan and Forms

8.0 hrs. @ \$170.00/hr. =

\$ 1,360.00

7. Processing **NOTE:** Must
make appointment

4.0 hrs. @ \$170.00/hr. = \$ 680.00

County Fees = \$5,825.00

\$ 6,505.00

\$ 14,315.00

I. Hearings and EIR

1. Julian Planning Group
Meeting and Site Visit with
Land Use Committee

8.0 hrs. @ \$170.00/hr. = \$1,360.00

1.0 hrs. @ \$100.00/hr. = \$ 100.00

\$ 1,460.00

2. San Diego County Coordination

16.0 hrs. @ \$170.00/hr. =

\$ 2,720.00

\$ 4,180.00

NOTE: Different degrees of response for environmental concerns may be required.
\$10,000 to \$20,000 ?

J. Preliminary Notice
Read Notice and Appeal,
If required
2.0 hrs. @ \$170.00/hr. = \$ 340.00

TOTAL PHASE ONE **\$ 42,930.00**

II. Phase Two - Final Notice Conditions
And Map

A. Order Preliminary Title Policy
1.0 hrs. @ \$170.00/hr. = \$ 150.00
Title Fee = \$ 550.00
\$ 700.00

B. Survey

1. Initial Calcs
6.0 hrs. @ \$115.00/hr. = \$ 690.00

2. Upload/download Computer
3.0 hrs. @ \$115.00/hr. = \$ 345.00

3. Find Corners, Set Control
and Tie
16.0 hrs. @ \$180.00/hr. = \$2,880.00

4. Tie to Required Coordinate
Station
4.0 hrs. @ \$180.00/hr. = \$ 720.00

5. Office Calcs - Calc
Boundary & Parcels
16.0 hrs. @ \$180.00/hr. = \$2,880.00

\$ 7,515.00

C. Draft Parcel Map

1.	Front Sheet		
	4.0 hrs. @ \$170.00/hr. = \$	680.00	
	8.0 hrs. @ \$100.00/hr. = <u>\$</u>	<u>800.00</u>	
			\$ 1,480.00
2.	Procedure of Survey Sheet		
	8.0 hrs. @ \$170.00/hr. = \$1,360.00		
	8.0 hrs. @ \$100.00/hr. = <u>\$</u>	<u>800.00</u>	
			\$ 2,160.00
3.	Non-Title Sheet		
	8.0 hrs. @ \$100.00/hr. =		\$ 800.00
4.	Regular Sheets (Assume 2 – Possibly 4)		
	16.0 hrs. @ \$100.00/hr. =		\$ 1,600.00
5.	Draft Road Easements		
	8.0 hrs. @ \$170.00/hr. = \$1,360.00		
	32.0 hrs. @ \$100.00/hr. = <u>\$3,200.00</u>		
			\$ 4,560.00
6.	Write Road Easement Legal Descriptions		
	6.0 hrs. @ \$170.00/hr. = \$1,020.00		
	4.0 hrs. @ \$100.00/hr. = <u>\$</u>	<u>400.00</u>	
			\$ 1,420.00
7.	Draft Open Space Easements		
	4.0 hrs. @ \$170.00/hr. = \$	680.00	
	8.0 hrs. @ \$100.00/hr. = <u>\$</u>	<u>800.00</u>	
			\$ 1,480.00
8.	Write Open Space Legal Descriptions		
	20.0 hrs. @ \$170.00/hr. = \$3,400.00		
	18.0 hrs. @ \$ 90.00/hr. = <u>\$1,620.00</u>		
			\$ 5,020.00
9.	Closure Tapes (County)		
	8.0 hrs. @ \$100.00/hr. =		\$ 800.00
10.	Plot		
	8.0 hrs. @ \$100.00/hr. =		\$ 800.00

11.	Run Bluelines		
	8.0 hrs. @ \$ 90.00/hr. =		\$ 720.00
12.	Processing		
	a. NOTE: Average map at San Diego County is checked 3.75 times		
	6.0 hrs. @ \$170.00/hr. = \$1,020.00		
	County Fees = \$2,000.00		
	b. Open Space Easements		
	1b. San Diego Real Property		
	4hrs.@ \$170.00/hr. = \$ 680.00		
	County Fees = \$ 500.00		
	2b. San Diego County Department of Public Works		
	3hrs.@ \$170.00/hr. = \$ 510.00		
	3b. Planning and Land Use		
	3hrs.@ \$170.00/hr. = <u>\$ 510.00</u>		
			\$ 5,220.00
13.	Corrections X 3		
	30.0 hrs. @ \$100.00/hr. = \$3,000.00		
	24.0 hrs. @ \$170.00/hr. = <u>\$4,080.00</u>		
			<u>\$ 7,080.00</u>
			\$ 33,140.00
D.	Set Property Corners		
	20.0 hrs. @ \$180.00/hr. =		\$ 3,600.00
E.	Off Map Items		
	1. Road Maintenance/Covenants		
	8.0 hrs. @ \$170.00/hr. = \$1,360.00		
	4.0 hrs. @ \$ 90.00/hr. = <u>\$ 360.00</u>		
			\$ 1,720.00

2. Facility/Utility Letter
 - a. Julian Volunteer
Fire District
 - b. SDG&E
 - c. Julian Cable
 - d. Health Department
 - 8.0 hrs. @ \$170.00/hr. = \$1,360.00
 - 8.0 hrs. @ \$ 90.00/hr. = \$ 720.00

\$ 2,080.00
3. Street Naming/Map Signatures
 - 4.0 hrs. @ \$170.00/hr. = \$ 680.00
 - 2.0 hrs. @ \$ 90.00/hr. = \$ 180.00

\$ 860.00
4. Final Parcel Map Guarantee
 - 4.0 hrs. @ \$170.00/hr. = \$ 680.00

\$ 680.00
5. Open Space Approval
(Department of Planning
And Land Use)
 - 2.0 hrs. @ \$170.00/hr. = \$ 340.00
 - County Fees

\$ 340.00
6. Tax Certificate
 - 3.0 hrs. @ \$170.00/hr. = \$ 510.00
 - 1.0 hrs. @ \$ 90.00/hr. = \$ 90.00

\$ 600.00
7. Sight Distance Letter
 - 2.0 hrs. @ \$170.00/hr. = \$ 340.00
 - 1.0 hrs. @ \$ 90.00/hr. = \$ 90.00

\$ 430.00
8. Map Signatures
 - a. Owner
 - b. Subordination Signatures, Title Companies, et cetera

- c. Existing Easement Subordinations, if Required (Estimate)
4.0 hrs. @ \$170.00/hr. = \$ 680.00 \$ 7,390.00

F. Grading and Improvement Plans
(Required for Cost Estimates
For Covenant on Road Improve-
ments before Map Records.)

- 1. Topographical Map
(Can be included in survey -
Item II. B above)
 - a. Prep for Survey
1.0 hrs. @ \$115.00/hr. = \$ 115.00
 - b. Topo
8.0 hrs. @ \$180.00/hr. = \$1,440.00
 - c. Generate Surface Model from Topo for Improvement Plans
8.0 hrs. @ \$100.00/hr. = \$ 800.00 \$ 2,355.00
- 2. Grading Plan
 - a. Front Sheet
8.0 hrs. @ \$100.00/hr. = \$ 800.00
 - b. Visit Site
2.0 hrs. @ \$100.00/hr. = \$ 200.00
 - c. Design
16.0 hrs. @ \$100.00/hr. = \$1,600.00
 - d. Draft
64.0 hrs. @ \$100.00/hr. = \$6,400.00

- e. Hydraulic Calcs/Calc Drainage
 - 12.0 hrs. @ \$170.00/hr. = \$2,040.00
 - 8.0 hrs. @ \$100.00/hr. = \$ 800.00
 - 2.0 hrs. @ \$ 90.00/hr. = \$ 180.00

- f. County Required Cost Estimate
 - 2.0 hrs. @ \$170.00/hr. = \$ 340.00
 - 1.0 hrs. @ \$ 90.00/hr. = \$ 90.00

- g. Plot/Bluelines
 - 6.0 hrs. @ \$100.00/hr. = \$ 600.00
 - 4.0 hrs. @ \$ 90.00/hr. = \$ 360.00

- h. Processing
 - Health Department
 - 2.0 hrs. @ \$170.00/hr. = \$ 340.00
 - 1.0 hrs. @ \$ 90.00/hr. = \$ 90.00
 - Fees = \$ 775.00

 - Department of Public Works
 - 14.0 hrs. @ \$170.00/hr. = \$2,380.00
 - Fees
 - Permit Deposit = \$ 250.00
 - Plan Check
 - Deposit = \$ 375.00

NOTE: All requested changes will be billed at \$100/hr.

- i. Corrections - 3 X's is County Average
 - 9.0 hrs. @ \$170.00/hr. = \$1,530.00
 - 16.0 hrs. @ \$100.00/hr. = \$1,600.00

- j. Telephone Calls
 - 5.0 hrs. @ \$170.00/hr. = \$ 850.00

- k. Landscape Plan (if required)
 - 4hrs@\$100/hr.= \$600

\$21,600.00

3. Caltrans BMP (Includes Writing Report; Site Visit & Drafting BMP Details to Grading Plan)

10.0 hrs. @ \$170.00/hr. = \$1,700.00

8.0 hrs. @ \$100.00/hr. = \$ 800.00

2.0 hrs. @ \$ 90.00/hr. = \$ 180.00

\$ 2,680.00

\$ 26,635.00

G. Grade Staking (If Needed)

This is just an estimate.

1. Office

Prep

8hrs. @ \$100/hr. = \$ 800

Upload Points

2hrs. @ \$115/hr. = \$ 230

\$ 1030

2. Field

Grade Stake

20hrs. @ \$180/hr. = \$3600

Stake Clearing

Limits (If

Requested)

8hrs. @ \$180/hr. = \$1440

Stake Wall

2hrs. @ \$180/hr. = \$ 360

\$ 5400

H. Supervision & Inspections (If Needed)

1. Obtain Bids

4hrs. @ \$170/hr. = \$ 680

2. Meetings

12hrs. @ \$170/hr. = \$2040

3. Construction Inspections/
 Coordination
 16hrs.@\$170/hr.=\$2720
 4hrs.@\$100/hr.=\$ 400
\$3120

4. Grading Plan Signed Off
 with San Diego County
 Soils Report
 As Builts
 Release Notices
 8.0 hrs. @ \$170.00/hr. = \$ 1,360.00

I. County Fees and Bond Required
 to Obtain Permit. They are
 dependent on yards moved,
 required landscape and
 structures (culverts, et cetera.)]

1. Cash Deposit
2. Structural Inspection
3. Grading Inspection
4. Grading Bond-
 Letter of Credit

J. Other Items Required

1. Caltrans Encroachment Permit
 6.0 hrs. @ \$170.00/hr. = \$1,020.00
 4.0 hrs. @ \$100.00/hr. = \$ 400.00
 \$ 1,420.00

2. Soils Engineer

 Compaction Test & Report for
 San Diego County (Completed
 by Others) = \$1800
\$ 1,420.00

TOTAL PHASE TWO \$ 81,760.00

TOTAL PHASES ONE AND TWO \$124,690.00

SUMMARY

	<u>ENGINEERING</u>	<u>ENVIRONMENTAL</u>	<u>FEES</u>
PHASE I	\$	\$	\$
PHASE II	\$		\$

ALL ONGOING PROJECTS ARE BILLED ON A MONTHLY BASIS, AND PAYMENT IS EXPECTED UPON RECEIPT OF AN INVOICE.

TERMINATION OF THIS CONTRACT BY EITHER PARTY MUST BE IN WRITING. IF THE CLIENT TERMINATES THIS CONTRACT, ALL COSTS INCURRED THROUGH THE DATE OF TERMINATION MUST BE PAID IN FULL.

ALL CHANGES, ADDITIONS OR DELETIONS WILL BE MADE BY CHANGE ORDERS AND MUST BE AGREED TO BY ALL PARTIES.

PATRICK ENGINEERING AND SURVEYING HOURLY RATES:

ENGINEER	\$170.00/HOUR
DESIGNER	\$115.00/HOUR
DRAFTSPERSON	\$100.00/HOUR
PROJECT COORDINATOR	\$ 90.00/HOUR
SURVEY CREW (2 MAN CREW)	\$180.00/HOUR
SURVEY CREW (1 MAN CREW)	\$125.00/HOUR

PATRICK L. BROWN, RCE #18067

ACCEPTANCE:

UPON REVIEW AND CONSIDERATION, I, (WE) _____,
THE UNDERSIGNED, HEREBY ACCEPT THIS CONTRACT WITH PATRICK ENGINEERING AND SURVEYING AND AUTHORIZE WORK TO COMMENCE UPON RECEIPT OF THIS SIGNED DOCUMENT AND OUR CHECK IN THE AMOUNT OF \$

SIGNATURE

DATE

SIGNATURE

DATE