



CITY OF LODI
PUBLIC WORKS DEPARTMENT

COUNCIL COMMUNICATION

TO: City Council
FROM: City Manager
MEETING DATE: December 21, 1988
AGENDA TITLE: Adopt Resolution Revising the Storm Drain Fees

RECOMMENDED ACTION: That the City Council adopt the resolution revising the Storm Drain Fees.

BACKGROUND INFORMATION: In November the City Council adopted an Ordinance concerning storm drainage fees in order to comply with AB1600. The actual new fees are to be adopted in this implementing Resolution. The recommended fees are \$4,830 per gross commercial/industrial acre; \$3,620 per gross residential acre; and \$1,210 per acre of residential to commercial/industrial conversion if the property had previously paid a Master Drainage Fee. Present fees total \$5,170 per gross acre.

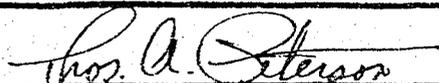
City staff has prepared a report "Storm Drainage Fee Study, November 1988" (copy attached) which includes the background material supporting the proposed fees. This report was sent to 18 members of the development community (engineers, developers, and builders) and the newspapers, as well as to the City Council. The attached cover letter was also provided. It describes the new concepts included in the proposed fee structure, so the discussion is not repeated in this memo.

An informational meeting was held on Friday, December 2 which one local engineer attended. Staff has received no other response to the study.

One issue that was raised at the meeting was that of reimbursements. Under the terms of Section 4 of the Ordinance, the City will reimburse developers for the oversizing necessary for Master Plan Storm Drains at the time of development. Reimbursements for other minor oversizing is not covered by the Ordinance and Resolution. Staff intended to rely on the State Subdivision Map Act which provides for reimbursement agreements covering the affected property. This means that the developer must wait for the affected property to develop in order to collect the reimbursement. This issue was formerly covered by the City's In-Tract Fee and Credit system which does not comply with AB1600 and is being dropped.

Staff proposes to rewrite the City's reimbursement procedures not only for storm drainage, but for water and wastewater lines as well. The general concept proposed is that frontage type reimbursements be collected from the

APPROVED:


THOMAS A. PETERSON, City Manager

FILE NO.

Council Communications
December 21, 1988
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adjacent property at the time of its development. In these cases the first developer is installing a facility needed by the first development anyway. Where facilities are oversized to provide capacity for land beyond the first development, it is proposed the City pay the reimbursement to the first developer and collect from the second development when it develops. (i.e. set up a revolving fund). Details of this concept will be worked out and presented to the Council early in 1989 unless Council provides other direction. This does not need to be resolved at this time.

Although the revised storm drain fee structure has generated no controversy, staff recommends the public be given an opportunity to speak on the issue at the December 21 council meeting. Assuming no new unanswerable concerns are raised, it is recommended the new Storm Drainage Fee Resolution be adopted.



Jack

c Works Director

JLR/

Attachment

cc: City Attorney
Local Developers and Consulting Engineers

CITY COUNCIL

JAMES W. PINKERTON, Jr., Mayor
JOHN R. (Randy) SNIDER
Mayor Pro Tempore
DAVID M. HINCHMAN
EVELYN M. OLSON
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST FINE STREET
CALL BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
TELECOPIER: (209) 333-6795

THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

November 21, 1988

Interested Parties

SUBJECT: Storm Drain Fees - AB1600

The attached study presents the Ordinance, Resolution, and the supporting information necessary to implement Assembly Bill 1600. This Bill set forth a number of new requirements for fees charged as a condition of approval of developments. The only fees the City presently charges in this fashion are the two drainage fees - Master Storm Drainage Fee and In-tract Drainage Fee.

The Master Storm Drain Fee, begun in 1972, is used to pay for major facilities - basins, pump stations and trunk lines. The present fee is adjusted semi-annually according to the Engineering News Record Construction Cost Index. It is presently \$4,070 per gross acre and would go up January 1, 1989 to approximately \$4,160. As presently structured, this fee would be invalidated by AB1600. The new ordinance and resolution replaces this fee with one that meets the AB1600 requirements.

The In-tract Fee is much older than the Master Fee and was last revised in 1977. It is used to equalize the cost of minor drainage facilities throughout Lodi. The fee is \$1,100 per gross acre, and a credit is given back to developers who install storm drain lines. This arrangement is not in compliance with AB1600, and it is recommended it be repealed.

In order to comply with AB1600, the new ordinance and resolution implement the following new concepts:

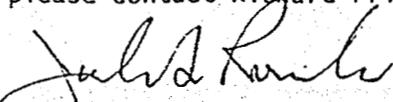
1. Two tier fee structure. AB1600 requires that fees reflect the cost of providing facilities for the development. Since the runoff (and therefore the cost) increases for commercial and industrial uses over that of residential uses, the fee should be proportionately higher. This issue is addressed in study. The recommended fees are \$4,830 and \$3,620 per gross acre respectively. Also, the increment of \$1,210 is charged on residential to commercial or industrial conversions if the property had previously paid a Master Drainage Fee.
2. Adjustment for facilities needed by a particular development. Developments will be required to pay the equivalent cost of the facilities necessary to serve their project. For example, if there is a development fronting a Master Storm Drain and this line is to be installed by the developer, the Storm Drain Fund will reimburse the developer for the oversizing only. This will require some additional

calculations as to what the development itself would have installed had there been no Master Line necessary.

3. Recalculation of Fees. The fee calculations and Resolution will be redone every year with appropriate adjustments made for projects constructed, new projects added, acreage fees paid, etc.

In addition to these concepts, a number of policies and interpretations that have been made over the years were incorporated in the Resolution, specifically in Sections 1. Definitions, 2. Fees, and 3. Time of Payment.

This letter is being sent to various interested parties shown on the attached mailing list. A meeting to discuss the issue is being set for Friday, December 2, 1988 at 9:00 a.m. at the Lodi City Council Chambers, 221 W. Pine Street. The matter will be heard by the City Council on December 21, 1988 at 7:30 p.m. If you have any questions or comments, please contact Richard Prima at 333-6706.



Jack L. Ronsko
Public Works Director

JLR/RCP/jmr

cc: City Council?
City Manager
City Attorney

C O U N C I L C O M M U N I C A T I O N

TO : THE CITY COUNCIL
FROM: THE CITY MANAGER'S OFFICE

COUNCIL MEETING DATE
NOVEMBER 2, 1988

SUBJECT: CONSIDER ADOPTION OF STATE-MANDATED ORDINANCE AND RESOLUTION ESTABLISHING
STANDARDS AND PROCEDURES FOR IMPOSITION, COLLECTION AND EXPENDITURE OF
DEVELOPERS FEES (AB1600)

PREPARED BY: City Attorney

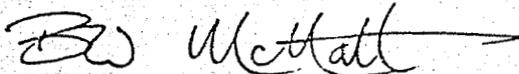
RECOMMENDED ACTION : That Council adopt the attached ordinance and
 resolusion mandated by State statute, addressing
 collection, retention and utilization of developers'
 fees.

BACKGROUND INFORMATION: As Council is aware, the State Legislature, pursuant
 to AB1600 and its companion bill SB372, has
 mandated that local government adopt provisions for
 the establishment of procedures establishing a "nexus" between development
 fees imposed and the needs generated by the development upon which such fees
 are imposed, as well as set up certain segregated accounts for the deposit and
 retention of funds.

The attached resolution and ordinance carry out these mandates. The ordinance
itself establishes the Master Storm Drainage Fee (the only development fee
presently in place in the City), limits the use of fee revenues, and
establishes a mechanism for fee adjustments. The resolution provides
necessary definitions, sets the fee itself, and provides for fee reviews.

The State statute requires the City to have these provisions in place not
later than January 1, 1989. The format utilized in the attached draft
 ce and resolution is based on a model developed by the League of
California Cities legal staff, and modified to meet local needs.

Respectfully submitted,



BOB McNATT
City Attorney

BM:vc

attachments

cc: Public Works Director

CCAB1600/TXTA.01V

ORDINANCE NO. 1440

AN ORDINANCE OF THE LODI CITY COUNCIL ESTABLISHING
A STORM DRAINAGE FEE FOR DEVELOPMENTS WITHIN THE CITY OF LODI

BE IT ORDAINED BY THE LODI CITY COUNCIL AS FOLLOWS:

SECTION 1. PURPOSE.

In order to implement the goals and objectives of the City of Lodi's General Plan, and to mitigate the impacts upon the drainage system of the City caused by future development, certain public drainage improvements or facilities must be or have been required to be constructed. The Lodi City Council has determined that a development impact fee is necessary and appropriate in order to finance these public drainage improvements and to pay for each development's fair share of the construction costs of such improvements. In establishing the fee described in the following sections, the City Council has found the fee to be consistent with its General Plan, and pursuant to Government Code §65913.2, has considered the effects of the fee with respect to the City's housing needs as established in the Housing Element of the General Plan.

The City Council also finds that the City's storm drain system, which consists of an interconnected network of pumping stations, retention basins and trunk lines has been planned as a unified system and constructed in stages since 1963 using a combination of funding sources including a Master Storm Drain Fee. The City Council finds that it is in the best interest of the entire City that properties that are to be developed pay the cost of additional storm drain facilities in accordance with the Storm Drain Master Plan so said costs will not become a burden on City taxpayers.

SECTION 2. ESTABLISHMENT OF THE STORM DRAINAGE FEE

There is hereby established, upon issuance of all building, use or occupancy permits and subdivision maps for development in the City of Lodi, a Storm Drainage Fee.

This fee is established to pay for public drainage improvements. The City Council shall, in a Council resolution adopted after a duly noticed public hearing, set forth the specific amount of the fee, describe the benefit, list the specific municipally-owned improvements to be financed, describe the estimated cost of these facilities, describe the reasonable relationship between this fee and the various types of new developments, and set forth the time for payment. As described in the fee resolution, this development fee shall be paid by each developer as specified in Government Code §53077.5, referring to time of collection. On an annual basis, the City Council shall review this fee to determine whether the fee amounts are reasonably related to the impacts of developments and whether the described public drainage facilities are still needed.

Said Resolution and associated studies shall be available to the general public for a period of at least fourteen days prior to the public hearing.

SECTION 3. LIMITED USE OF FEE REVENUES.

The revenues raised by payment of these fees shall be placed in a separate and special account, and such revenues, along with any interest earnings on that account, shall be used solely to:

- (a) Pay for the City's future construction of drainage facilities described in the resolutions enacted pursuant to Section 2 above, or to reimburse the City for those described or listed facilities constructed by the City with funds advanced by the City from other sources, or;
- (b) Reimburse developers who have been required or permitted by Section 4 hereunder to install such listed facilities which are oversized, with supplemental size, length, or capacity.
- (c) To pay for and/or reimburse costs of program development and ongoing administration of the fee program for such public facilities.

SECTION 4. DEVELOPER CONSTRUCTION OF FACILITIES.

Whenever a developer is required, as a condition of approval of a subdivision map or development permit, to construct a public drainage facility described in a resolution adopted pursuant to Section 2 above, which facility is determined by the City to have supplemental size, length, or capacity over that needed for the impacts of that development, and when such construction is necessary to insure efficient and timely construction of the facility's network, a reimbursement agreement with the developer and a credit against the fee, which would otherwise be charged pursuant to this ordinance on the development project, shall be offered. The reimbursement amount shall not include the portion of the improvement needed to provide services or mitigate the burdens created by the development.

SECTION 5. APPEALS

Any appeal from the imposition of fees under this ordinance shall be done in substantial conformance with the procedures found in Lodi Municipal Code § 13.12.590.

SECTION 6. EFFECTIVE DATE OF FEE

This ordinance was adopted at a noticed public hearing, at which time the City Council also considered the initial development impact fee resolution. This fee shall apply to the issuance of any building, use or occupancy permit, or for any development approval issued after thirty days following this ordinance's passage.

SECTION 7. PUBLICATION

This ordinance shall be published once within fifteen days of its adoption in the "Lodi News Sentinel", a daily newspaper of general circulation printed and published in the City of Lodi.

Passed and adopted this 16th day of November, 1988

JAMES W. PINKERTON, JR.
Mayor

Attest:

ALICE M. REIMCHE
City Clerk

State of California
County of San Joaquin, ss.

I, Alice M. Reimche, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 1440 was introduced at a regular meeting of the City Council of the City of Lodi held November 2- 1988 and was thereafter passed, adopted and ordered to print at a regular meeting of said Council held **November 16, 1988** by the following vote:

Ayes: Council Members - Hinchman, Olson, Reid, Snider and
Pinkerton (Mayor)
Noes: Council Members - None
Absent: Council Members - None

I further certify that Ordinance No. 1440 was approved and signed by the City Clerk of its passage and the same has been published pursuant to law.

ALICE M. REIMCHE
City Clerk

Approved as to Form

BOBBY W. McNATT
City Attorney

RESOLUTION NO. 88-165

A RESOLUTION OF THE LODI CITY COUNCIL
ESTABLISHING A STORM DRAINAGE FEE FOR ALL DEVELOPMENTS
WITHIN THE CITY OF LODI

WHEREAS, the Lodi City Council has adopted Ordinance No. 1440, creating and establishing the authority for imposing and charging a Storm Drainage Fee in the City of Lodi; and

WHEREAS, studies have been made and data gathered on the impact of contemplated future development on existing public drainage facilities in the City of Lodi, along with an analysis of the need for new public drainage facilities and improvements required by new development was conducted, and said ordinance and study set forth the relationship between new development, the needed facilities, and the estimated cost(s) of those improvements. This study, entitled Master Storm Drain System was prepared by the City of Lodi Public Works Department, Engineering Division and is dated November 1988; and

WHEREAS, such information was available for public inspection and review fourteen days prior to the public hearing; and

WHEREAS, the City Council finds as follows:

1. The purpose of this fee is to finance Master Drainage facilities and to reduce the impacts of flooding and related problems caused by new development, within the City of Lodi;
2. The Storm Drainage Fees collected pursuant to this resolution shall be used to finance only the public facilities described or identified in the project summary of said study, attached hereto as Exhibit I;
3. After considering available information and data, and the testimony received at the public hearing, the Council approves said study and incorporates such study herein, and further finds that new development within the City of Lodi will generate additional drainage impacts within the impacted area described in the map attached hereto as Exhibit 2 and will contribute to the degradation of the existing drainage facilities and the overall quality of life in that area;
4. There is a need in this described impact area for such drainage facilities which have not been constructed or have been constructed, but new development has not contributed its fair share toward these facility costs and said facilities have been called for in or are consistent with the City of Lodi's General Plan, and/or Master Drainage Plan.

5. The facts and evidence presented establish that there is a reasonable relationship between the need for the described public facilities and the impacts of the types of development described in paragraph 3 above, for which the corresponding fee is charged, and, also there is a reasonable relationship between the fee's use and the type of development for which the fee is charged, as these reasonable relationships or nexus are in more detail described in the studies and data referenced above;
6. It is appropriate to establish the fee on a city-wide basis in order to construct facilities in a timely and cost effective manner and reduce the need for replacement of existing facilities in order to accommodate new development;
7. The cost estimates set forth in Exhibit 1 are reasonable costs estimates for constructing these facilities, and the fees expected to be generated by new development will not exceed the total of such costs;
8. The City has appropriated funds and established a Capital Improvement Program which includes a portion of the projects shown in Exhibit 1;

NOW, THEREFORE, IT IS RESOLVED by the Lodi City Council that:

1. DEFINITIONS.

- (a) "New development" shall mean the filing of a Final Subdivision Map or the construction or reconstruction of any residential, commercial, industrial or other nonresidential improvements, or other improvements such as parking or storage lots or the installation of storm drains. New development shall not include reconstruction of improvements on property for which a Storm Drainage Fee has already been paid except as provided in Section 2(c) of this Resolution. For purposes of this Resolution, "previous Storm Drainage Fee" refers to Master Storm Drainage Fees per Resolution 3618, or per this Resolution.
- (b) "Gross acre" shall mean the area of the development plus street frontage computed to the centerline of the street or forty (40) feet from the ultimate right-of-way, whichever is less.

2. FEES.

STORM DRAINAGE FEE

The City Council hereby repeals Resolution No. 3618, "Master Drainage Program Fee", adopted April 5, 1972, and Resolution No. 4394, "Intract Drainage Fee", adopted September 21, 1977, and herein provides for a unified fee structure for such Storm Drainage fees as follows:

- (a) For new residential development, the Storm Drainage Fee shall be \$3620.00 per gross acre, and
- (b) For each new commercial or industrial development, the Storm Drainage Fee shall be \$4830.00 per gross acre, and
- (c) For each conversion of residential development to commercial or industrial development, where a Storm Drainage Fee was previously paid, the Storm Drainage Fee shall be 91210.00 per gross acre.

The fee shall not apply to City projects, other projects exempted by law, nor to reconstruction of, or additions to single family dwellings.

3. TIME OF PAYMENT.

In accordance with Government Code § 53077.5(b), such Storm Drainage fees shall be paid prior to the Final Subdivision Map filing; or, in cases of Parcel Maps or other developments, prior to the issuance of a building or other permit, by all non-exempted new development in this area. The Public Works Director shall determine the type of development, area to be charged, and the corresponding fee in accordance with this Resolution.

4. USE OF FEE.

The fee shall be solely used to pay (1) for the described public facilities to be constructed by the City; (2) for reimbursing the City for the developer's fair share of those capital improvements already constructed by the City; or (3) to reimburse developers who have constructed public facilities described in Exhibit 1 attached hereto, where those facilities were beyond that needed to mitigate the impacts of the developer's project(s).

5. FEE REVIEW.

The Public Works Director shall, on an annual basis, review the estimated cost of the described capital improvements, the continued need for those improvements, and the reasonable relationship between such need and the impacts of the various types of development pending or anticipated and for which this fee is charged. The Public Works Director shall report his findings to the City Council at a noticed public hearing and recommend any adjustment to this fee or other action as may be needed.

6. JUDICIAL ACTION TO CHALLENGE THIS RESOLUTION

Any judicial action or proceeding to attack, review, set aside, void or annul this resolution shall be brought within 120 days following its adoption.

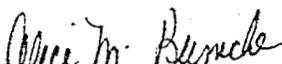
PASSED AND ADOPTED THIS 21st day of December, 1988.

I hereby certify that Resolution No. 88-165 was passed and adopted by the City Council of the City of Lodi in a regular meeting held December 21, 1988 by the following vote:

Ayes : Council Members - Hinchman, Olson, Reid, Snider and
Pinkerton (Mayor)

Noes : Council Members - None

Absent: Council Members - None


Alice M. Reimche
City Clerk

(ATTACHMENTS: 1) Exhibit 1 List of Public Facilities to be financed.
2) Exhibit 2 Map of Impacted Areas.

88-165

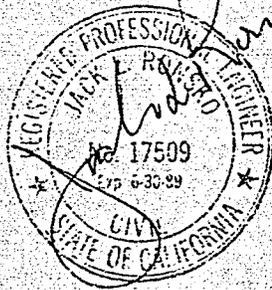
CITY OF LODI

PUBLIC WORKS DEPARTMENT

STORM DRAINAGE

FEE STUDY

November 1988



1988

SET NO. _____

introduction

This document presents the background material for the expansion and funding of the City's Master Storm Drain System. The report consists of the following:

Project Summary - list of projects and their total cost

- Master Storm Drain System Map - shows service area and projects

Project Sheets - individual sheets describing the project with cost estimate

Ordinance - the ordinance implementing the storm drain fee

Resolution - the resolution setting the actual storm drain fee and administrative procedures

Cost Study - drainage design and cost comparison for residential area vs. commercial/industrial area

Storm Grain Fee Calculation - summary of figures used to calculate fee

Storm Drain Fee Comparison - summary of existing and proposed fee structures with comparison examples

City of Lodi
Capital Improvement Program

Master Storm Drain System
Project Summary

<u>Project Number</u>	<u>Project Title</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
MSD001	C-Basin Development	(Pixley Park)	\$ 686,000
MSD002	Calaveras St. Storm Drain	Lockeford to Turner	119,000
MSD003	Turner Rd./Guild Ave. Storm Drain		211,000
MSD004	Pine St. Storm Drain	Guild Ave. to 800' E/Guild	41,000
MS0005	Thurman St. Storm Drain		63,000
MSD006	Vine St. Storm Drain	400' E/Cluff Ave. to Guild Ave.	54,000
MSD007	C-Basin Southeast Area Storm Drain		171,000
MSD008	Evergreen Dr. Storm Drain	White Oak Way to 500' N/Turner Rd	128,000
MSD009	Evergreen Or. Storm Drain	Bayberry Dr to 1400' S/Bayberry	63,000
MSD010	E-Basin Expansion	(Westgate Park)	1,059,000
MSD011	F-Basin Development		1,555,000
MSD012	F-Basin North/South Storm Drain		363,000
MSD013	Kettleman Lane Storm Drain	East of G-Area Trunk Line	147,000
MSD014	Kettleman Lane Storm Drain	West of G-Area Trunk Line	182,000
MSD015	G-Basin Southeast Area Storm Drain		258,000
MSD016	Orchis Drive Storm Drain	West of Sylvan Way	62,000
MSD017	G-Basin Development	(future family golf center)	2,661,000
MSD018	Master Storm Drain System Engineering		82,000
MSD019	Lodi Ave. Storm Drain	600' E/Cluff Ave. to Guild Ave.	31,000

Total Cost: \$ 7,942,000

Remarks

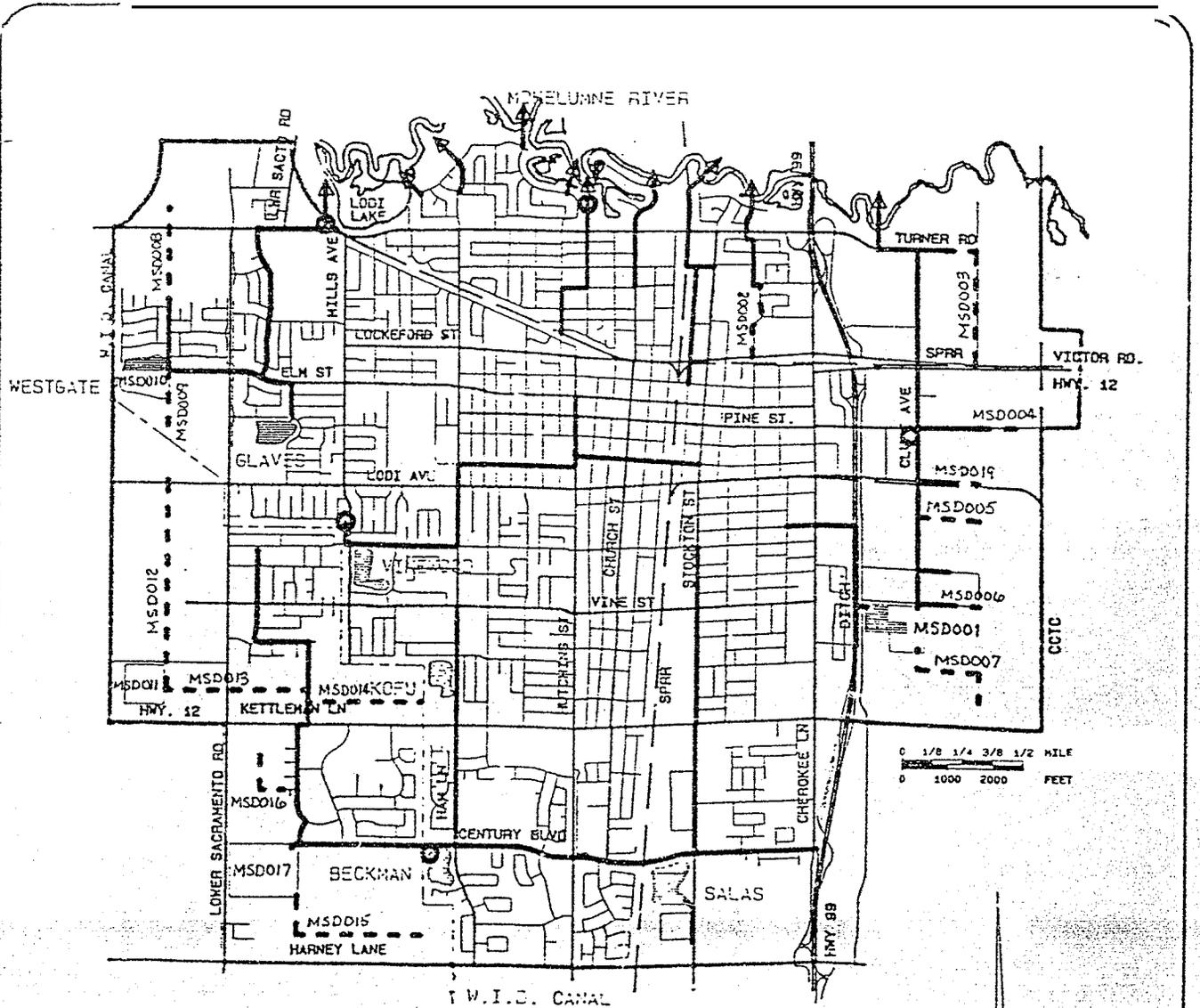
Refer to individual project sheets for details.

Exhibit 1



CITY OF LODI
PUBLIC WORKS DEPARTMENT

MASTER STORM DRAIN SYSTEM



LEGEND

- TRUNK LINES & OUTFALLS
- EXISTING
- - - FUTURE
- BASIN/PARKS
- FUTURE
- ◊ EXISTING
- DRAINAGE AREA (APPROX.)
- PUMP STATION
- MSD001 PROJECT NUMBER

Exhibit 2

City of Lodi
Capital Improvement Program

C-Basin Development
(Pixley Park)

Project Description

This project included the expansion and development of the C-Basin according to the Master Plan adopted in 1988 (Dwg 88E003). The estimates are for Master Storm Drain improvements only. Park improvements are estimated separately.

The basin will be developed in phases as shown. Excavation will be over a period of approximately 3 years. It is assumed the landscape architect who prepared the Master Plan will be retained to participate in the design of the grading, landscaping and irrigation.

Related Projects

Project Number: MSD001

Item	Estimated Costs	Date of ENR	Amount	Estimate Index	Updated Cost for:	ENR Index:
Prelim Eng:					Jan-89	4623
EIR:						
Rights of Way:						
Easements:						
Consultants: (Bigler, design concepts, landscaping)	4,000					
Design Eng.:						
Construction:						
a) Excavation, fence budgeted 88/89	171,000	Jun-88	4525			\$ 175,000
b) Street Improv's	72,000	Dec-86	4348			\$ 77,000
c) Interior drainage	140,000	Jun-88	4525			\$ 143,000
d) Control/Pump Str.	284,700	Jun-88	4525			\$ 291,000
e) Landscape/Irrig.						

Other:

Total Cost: \$ 686,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction. Construction includes contract administration & inspection unless shown otherwise.

<i>City of Lodi</i> <i>Capital Improvement Program</i>	<i>Calaveras St. Storm Drain</i> <i>Lockeford to Turner</i>
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Project Description
 This project includes the installation of a 30" storm drain in Calaveras Street to carry drainage from the Lockeford St. area to the trunk line in Pioneer Drive.

Related Projects

Project Number: MSD002

<u>Estimated Costs</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
<u>Item</u>				<u>ENR Index:</u>	<u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:	9,000	Jun-88	4525		\$ 9,000
Construction:	108,000	Jun-88	4525		\$ 110,000
Other:					

Total Cost: \$ 119,000

Remarks
 Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.
 Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

Turner Rd./Guild Ave. Storm Drain

Project Description

This project includes the installation of approximately 650 LF of 60", 800 LF of 54' and 1150 LF of 42" storm drains in Turner Rd. and Guild Ave. plus manholes. The lines will connect to the existing 60" line in Turner Rd.

The project will be phased to accommodate adjacent development.

Related Projects

Project Number: MSD003

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENF Index</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
				<u>ENR Index:</u>	<u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	206,700	Jun-88	4525		\$ 211,000
Other:					

Total Cost: \$ 211,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

Pine St. Storm Drain
Guild Ave. to 800' E/Guild

Related Projects

Project Number: MSD004

<u>Estimated Costs</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
<u>Item</u>				<u>ENR Index:</u>	<u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	40,600	Jun-88	4525		\$ 41,000
Other:					

Total Cost: \$ 41,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.
 Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capita7 Improvement Program

Thurman St. Storm Drain

Project Description

Project Number: MSD005

<u>Estimated Costs</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
<u>Item</u>				<u>ENR Index:</u>	<u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	68,000	Jun-88	4525		\$ 69,000
Other:					

Total Cost: \$ 69,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.
 Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capifa7 Improvement Program

Vine St. Storm Drain
400' E/Cluff Ave. to Guild Ave.

Project Description

This project includes the installation of approximately 650 LF of 30" storm drain and manholes. The line will extend east from the existing 30" trunk line located in Vine St. east of Cluff Ave.

The project will be phased to accomodate adjacent development.

Related Projects

Project Number: MSD006

<u>Estimated Costs</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
<u>Item</u>				<u>ENR Index:</u>	<u>4623</u>
Prelim Eng:					
FIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction: a) 444' E/Cluff to 750' E/Cluff	21,000	Jun-88	4525		\$ 21,000
b) 750' E/Cluff to Guild	32,000	Jun-88	4525		\$ 33,000
Other:					
Total Cost: \$					54,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

C-Basin Southeast Area Storm Drain

Project Description

This project includes the installation of 42" and 30" storm drains and manholes south and east of C-Basin (Pixley Park) to Guild Ave.

The project will include an inlet structure at the southeast corner of the basin. Exact alignment of the storm drain will depend on the street layout of the area.

The project will be phased to accommodate adjacent development.

Related Projects

Project Number: MSD007

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>ENR Index:</u>
Prelim Eng:				Jan-89	4623
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.					
CONSTRUCTION:	167,000	Jan-88	4525		\$ 171,000

Other:

Total Cost: \$ 171,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

Evergreen Dr. Storm Drain
White Oak Way to 500' N/Turner Rd.

Project Description

This project includes the installation of 36" and 30" storm drains and manholes north of the Parkwest Subdivision.

The line will connect to the existing trunk line in Evergreen Dr. to E-Basin (Westgate Park).

The project will be phased to accomodate adjacent development.

Related Projects

Project Number: MSD008

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>ENR Index:</u>
Prelim Eng:				Jan-89	4623
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	125,000	Jun-88	4525		\$ 128,000
Other:					

Total Cost: \$ 128,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction: if not, it is included in construction.
 Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
 Capital Improvement Program

Evergreen Dr. Storm Drain
Bayberry Dr to 1400' S/Bayberry

Project Description

This project includes the installation of 36" and 30" storm drains and manholes south of the Parkwest Subdivision.

The line will connect to the existing trunk line in Evergreen Dr. to E-Basin (Westgate Park)

The project will be phased to accomodate adjacent development.

Related Projects

Project Number: MSD009

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u> <u>ENR index</u>	<u>Jan-89</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	61.300	Jun-88	4525		\$ 63,000
Other:					

Total Cost: \$ 63,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.
 Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

f-Basin Expansion
(Westgate Park)

Project Description

This project includes the expansion and development of the E-Basin according to the Waster Plan adopted in 1986 (Dwg 88E002). The estimates are for Master Storm Drain improvements only. Park improvements are estimated separately.

The basin expansion will be needed when either of the areas north or south of the Parkwest Subdivision develop

It is assumed the excavation will be **done** at no net cost to the City.

Related Projects

Project Number: MSD010

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u> <u>ENR Index:</u>	<u>Jan-89</u> <u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way: (15.5 Ac @ \$30,000/ac)	465,000	Jun-88	4525		\$ 475,000
Easements:					
Consultants:					
Design Eng.:					
Construction:					
a) Fence	62,920	Jun-88	4525		\$ 64,000
b) Street Improv's	140,400	Jun-88	4525		\$ 143,000
c) interior drainage	100,750	Jun-88	4525		\$ 103,000
d) Control/Pump Str. (existing)					
e) Landscape/Irrig.	268,060	Jun-88	4525		\$ 274,000
Other:					

Total Cost: \$ 1,059,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

F-Basin Development

Project Description

This project includes the development of the F-Basin to be located north of Kettleman Lane, west of Lower Sacramento Road. No detailed plan has been adopted for this park.

The basin will be needed when the area west of Lower Sacramento Road between Kettleman Lane and the WIO canal develops.

It is assumed the excavation will be done at no net cost to the City.

Related Projects

Project Number: MSD011

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u> <u>ENR Index:</u>	<u>Jan-89</u> <u>4523</u>
Prel in Eng:	\$ 5,000	Jun-88	4525		\$ 5,000
EIR:					
Rights of Way: (20 Ac @ \$30,000/ac)	600,000	Jun-88	4525		\$ 613,000
Easements:					
Consultants:					
Design Eng.:					
Construction:					
a) Fence	106,340	Jun-88	4525		\$ 109,000
b) Street Improv's	217,620	Jun-88	4525		\$ 222,000
c) Interior drainage	130,000	Jun-88	4525		\$ 133,000
d) Control/Pump Str.	117,000	Jun-88	4525		\$ 120,000
e) Landscape/Irrig.	345,800	Jun-88	4525		\$ 353,000
Other:					

Total Cost: \$ 1,555,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

F-Basin North/South Storm Drain

Project Description

This project includes the installation of 54", 48", 42" and 30" storm drains and manholes north of F-Basin.

Exact alignment and lengths of the storm drains will depend on the street layout of the area.

The project will be phased to accommodate adjacent development.

Related Projects

Project Number: MSD012

<u>Estimated Costs</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
<u>Item</u>				<u>ENR Index:</u>	<u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	355,000	Jun-88	4525		\$ 363,000
Other:					
Total Cost: \$					363,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.
 Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capita7 Improvement Program

Kettleman lane Storm Drain
East of G-Area Trunk line

Project description

This project includes the installation of 36" and 30" storm drains and manholes north of Kettleman Lane easterly from the existing 54" trunk line.

Exact alignment and lengths of the storm drains will depend on the street layout of the area.

The project will be phased to accomodate adjacent development.

Related Projects

Project Number: MSD013

<u>Estimated Costs</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
<u>Item</u>				<u>ENR Index:</u>	<u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	144,000	Jun-88	4525		\$ 147,000
Other:					
Total Cost: \$					147,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

Kettleman Lane Storm Drain
West of G-Area Trunk line

Project Description

This project includes the installation of a 30" storm drain and manholes north of Kettleman Lane westerly from the existing 54" trunk line to the future F-Basin

Exact alignment and lengths of the storm drains will depend on the street layout of the area.

The project will be phased to accommodate adjacent development.

The estimate included jacking pipe across Lower Sacramento Road.

Related Projects

Project Number: MSD014

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u> <u>ENR Index:</u>	<u>Jan-89</u> <u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	178,000	Jun-88	4525		\$ 182,000
Other:					

Total Cost: \$ 182,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

G-Basin Southeast Area Storm Drain

Project Description

This project includes the installation of 48" and 36" storm drains and manholes south and east of the G-Basin. A second inlet will be added to the C-Basin at the southeast corner.

Exact alignment and lengths of the storm drains will depend on the street layout of the area.

The project will be phased to accommodate adjacent development.

Related Projects

Project Number: MSD015

<u>Estimated Costs</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
<u>Item</u>				<u>ENR Index:</u>	<u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	252,500	Jun-88	4525		\$ 258,000
Other:					

Total Cost: \$ 258,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
 Capital Improvement Program

Orchis Drive Storm Drain
 West of Sylvan Way

Project Description

This project includes the installation of 36" and 30" storm drains and manholes west and north from the existing 36" storm drain in Orchis Way.

Exact alignment and lengths of the storm drains will depend on the street layout of the area.

The project will be phased to accommodate adjacent development.

Related Projects

Project Number: MSD016

<u>Estimated Costs</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
<u>Item</u>				<u>ENR Index:</u>	<u>4523</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	60,800	Jun-88	4525		\$ 62,000
Other:					
Total Cost: \$					62,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

G-Basin Development
(future family golf center)

Project Description

This project includes the expansion and development of the G-Basin according to the family golf center concept. The estimates are for Master Storm Drain improvements only. Golf course improvements are estimated separately.

The basin will be developed in phases as shown. Excavation will be over a period of approximately 3 years with no net cost to the City.

It is assumed a golf course architect will be retained to participate in the design of the grading, landscaping and irrigation.

Related Projects

Project Number: MSD017

<u>Estimated Costs</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
<u>Item</u>				<u>ENR Index:</u>	<u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way: (24 Ac @ \$30,000/ac)	720,000	Jun-88	4525		\$ 736,000
Easements:					
Consultants: (design concepts, landscaping)	6,000	Jun-88	4525		\$ 6,000
Design Eng.:					
Construction:					
a) Excavation, fence	160,160	Jun-88	4525		\$ 164,000
b) Street Improv's	374,400	Jun-88	4525		\$ 383,000
c) Interior drainage	334,750	Jun-88	4525		\$ 342,000
d) Control/Pump Str.	117,000	Jun-88	4525		\$ 120,000
e) Landscape/Irrig.	890,500	Jun-88	4525		\$ 910,000
Other:					

Total Cost: \$ 2,661,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
City of Lodi
Capital Improvement Program
Capital Improvement Program

Master Storm Drain System Engineering
Master Storm Drain System Engineering

Project Description

This project includes engineering and administration of the Master Storm Drain system which consists of planning, system studies, map updating, storm drain fee calculations and updates.

This engineering will include development of additional projects needed to mitigate the impact of infill development and conversion of land to higher runoff developments.

The projects may include:

- o increasing basin capacity
- o extension of Master Plan trunk lines
- o improvement of flow regulation/control system as the system grows and becomes more complex

Related Projects

Project Number: MSD018

<u>Estimated Costs</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
<u>Item</u>				<u>ENR Index:</u>	<u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.: (\$4,000/yr x 20 yrs	80,000	Jun-88	4525		\$ 82,000
Construction:					
Other:					
Total Cost: \$					82,000

Remarks

Design Engineering show, separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

Lodi Ave. Storm Drain
600' E/Cluff Ave. to Guild Ave.

Project Description

This project includes the installation of approximately 600 LF of 30" storm drain and manholes.

The line will extend east from the existing 30" trunk line located in Lodi Ave. east of Cluff Ave.

Related Projects

Project Number: MSD019

<u>Estimated Costs</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>ENR Index:</u>
Item				Jan-89	4523
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	30,500	Jun-88	4525		\$ 31,000
Other:					

Total Cost: \$ 31,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

7 12/27
c.c.

CITY COUNCIL

JAMES W. PINKERTON, Jr., Mayor
JOHN R. (Randy) SNIDER
Mayor Pro Tempore
DAVID M. HINCHMAN
EVELYN M. OLSON
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
CALL BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5634
TELECOPIER (209) 331-6795

THOMAS A. PETERSON
City Manager
ALICE M. REIMCHE
City Clerk
BOB McNATT
City Attorney

January 26, 1989

San Joaquin County
Public Works Department
Attention: Henry Hirata
P.O. Box 1810
Stockton, CA 95201

SUBJECT: Storm Drainage Fees - Joint Powers Agreement

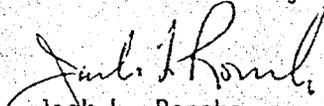
In December 1988, the Lodi City Council revised the City's storm drainage fee structure. The Master Drainage Fee was revised to comply with AB1600. Two copies of the study, resolution, and ordinance are enclosed for your information.

For the area shown on Exhibit 2, Storm Drainage Fees collected under the terms of the joint powers agreement in 1989 should be:

\$4,830 per gross acre for commercial, industrial and other similar uses

\$3,620 per gross acre for residential uses

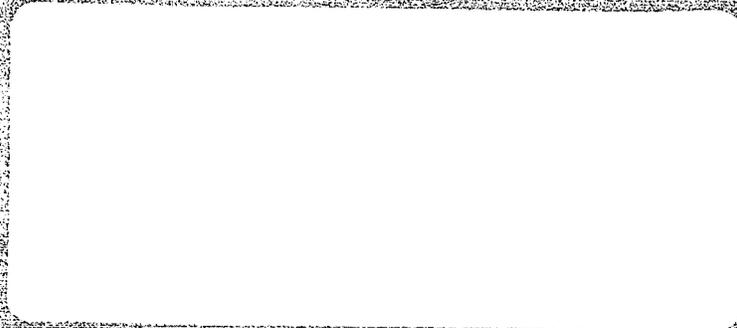
It is our intent to review and update the fee annually in order to comply with AB1600. If you have any questions or comments, please call me or Richard Prima at your convenience.


Jack L. Ronsko
Public Works Director

JLR/RCP/jmr

Enclosures

cc: City Manager
City Attorney



CITY OF LODI
DEPARTMENT OF PUBLIC WORKS

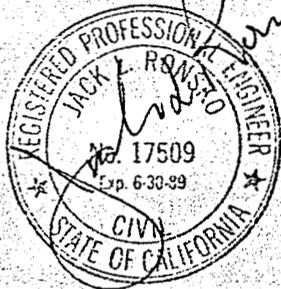
CITY OF LODI

PUBLIC WORKS DEPARTMENT

STORM DRAINAGE

FEE STUDY

November 1988



1988

SET NO. 32

City of Lodi
Capital Improvement Program

Master Storm Drain System

Introduction

This document presents the background material for the expansion and funding of the City's Easter Storm Drain System. The report consists of the following:

Project Summary - list of projects and their total cost

Haster Storm Drain System Map - shows service area and projects

Project Sheets - individual sheets describing the project with cost estimate

Ordinance - the ordinance implementing the storm drain fee

Resolution - the resolution setting the actual storm drain fee and administrative procedures

Cost Study - drainage design and cost comparison for residential area vs. commercial/industrial area

Storm Drain Fee Calculation - summary of figures used to calculate fee

Storm Drain Fee Comparison - summary of existing and proposed fee structures with comparison examples

City of Lodi
Capital Improvement Program

Master Storm Drain System
Project Summary

<u>Project Number</u>	<u>Project Title</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
MSD001	C-Basin Development	(Pixley Park)	\$ 686,000
MSD002	Calaveras St. Storm Drain	Lockeford to Turner	119,000
MSD003	Turner Rd./Guild Ave. Storm Drain		211,000
MSD004	Pine St. Storm Drain	Guild Ave. to 800' E/Guild	41,000
MSD005	Thurman St. Storm Drain		69,000
MSD006	Vine St. Storm Drain	400' E/Cluff Ave. to Guild Ave.	54,000
MSD007	C-Basin Southeast Area Storm Drain		171,000
MSD008	Evergreen Dr. Storm Drain	White Oak Way to 500' N/Turner Rd.	128,000
MSD009	Evergreen Dr. Storm Drain	Bayberry Dr to 1400' S/Bayberry	63,000
MSD010	E-Easin Expansion	(Westgate Park)	1,059,000
MSD011	F-Basin Development		1,555,000
MSD012	F-Easin North/South Storm Drain		363,000
MSD013	Kettleman Lane Storm Drain	East of G-Area Trunk Line	147,000
MSD014	Kettleman Lane Storm Drain	West of G-Area Trunk Line	182,000
MSD015	G-Basin Southeast Area Storm Drain		258,000
MSD016	Orchis Drive Storm Drain	West of Sylvan Way	62,000
MSD017	G-Basin Development	(future family golf center)	2,661,000
MSD018	Master Storm Drain System Engineering		82,000
MSD019	Lodi Ave. Storm Drain	600' E/Cluff Ave. to Guild Ave.	31,000
Total Cost: \$ 7,942,000			

Remarks

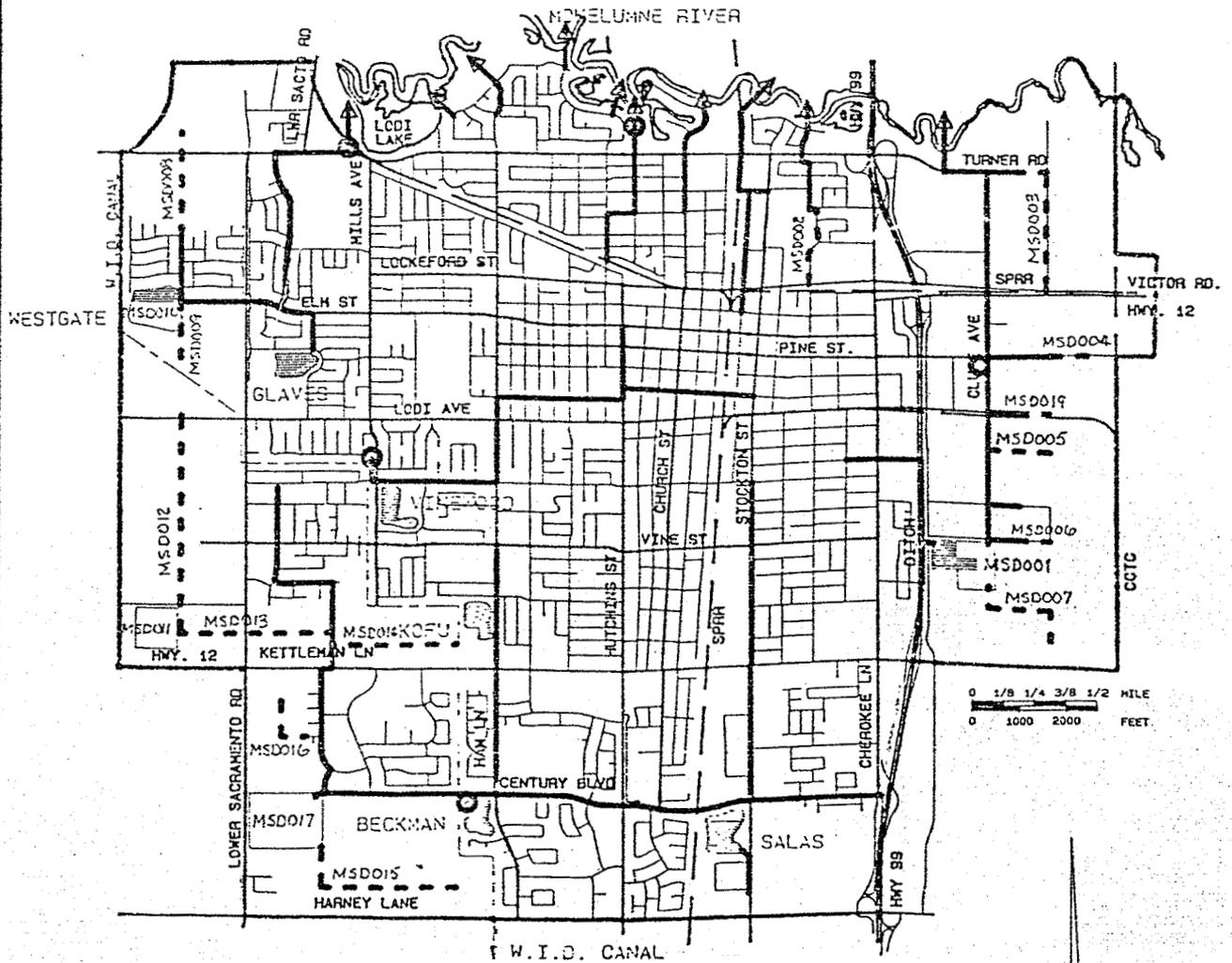
Refer to individual project sheets for details.

Exhibit 1



CITY OF LODI
PUBLIC WORKS DEPARTMENT

MASTER STORM DRAIN SYSTEM



LEGEND

- TRUNK LINES & OUTFALLS
- EXISTING
- - - FUTURE
- BASIN/PARKS
- FUTURE
- ⊗ EXISTING
- - - DRAINAGE AREA (APPROX.)
- PUMP STATION
- MSD001 PROJECT NUMBER

Exhibit 2

City of Lodi
Capital Improvement Program

C-Basin Development
(Pixley Park)

Project Description

This project included the expansion and development of the C-basin according to the Master Plan adopted in 1988 (Dwg 88E003). The estimates are for Master Storm Drain improvements only. Park improvements are estimated separately.

The basin will be developed in phases as shown. Excavation will be over a period of approximately 3 years:

It is assumed the landscape architect who prepared the Master Plan will be retained to participate in the design of the grading, landscaping and irrigation.

Related Projects

Project Number: MSD001

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>EXR Index</u>	<u>Updated Cost for:</u> <u>ENR Index:</u>	<u>Jan-89</u> <u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants: (Bigler, design concepts, landscaping)	4,000				
Design Eng.:					
Construction:					
a) Excavation, fence budgeted 88/89					
b) Street Improv's	171,000	Jun-88	4525		\$ 175,000
c) interior drainage	72,000	Dec-86	4348		\$ 77,000
d) Control/Pump Str.	140,000	Jun-88	4525		\$ 143,000
e) Landscape/Irrig.	284,700	Jun-88	4525		\$ 291,000
Other:					

Total Cost: \$ 686,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.
Construction includes contract administration & inspection unless shown otherwise.

Lockwood St. area to the trunk line in Pioneer Drive.

Related Projects

Project Number: MSD002

<u>Estimated Costs</u> <u>Item</u>	<u>Amount</u>	<u>Date of</u> <u>Estimate</u>	<u>ENR</u> <u>Index</u>	<u>Updated Cost for:</u> <u>ENR Index:</u>	<u>Jan-89</u> <u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:	9,000	Jun-88	4525		\$ 9,000
Construction:	109,000	Jun-88	4525		\$ 110,000
Other:					
					Total Cost: \$ 119,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.
Construction includes contract administration & inspection unless shown otherwise.

The project will be phased to accommodate adjacent development.

Related Projects

Project Number: MSD003

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u> <u>ENR Index:</u>	<u>Jan-89</u> <u>4623</u>
Prelim Eng:					
EIR:					
Rights of W.y:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	206,700	Jun-88	4525		\$ 211,000
Other:					

Total Cost: \$ 211,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.
Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

Turner Rd./Guild Ave. Storm Drain

Project Description

This project includes the installation of approximately 650 LF of 60", 600 LF of 54" and 1150 LF of 42" storm drains in Turner Rd and Guild Ave. plus manholes. The lines will connect to the existing 60" line in Turner Rd.

The project will be phased to accommodate adjacent development.

Related Projects

Project Number: MSD003

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>ENR Index:</u>
Prelim Eng:				Jan-89	4623
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	206,700	Jun-88	4525		\$ 211,000
Other:					

Total Cost: \$ 211,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

Pine St. Storm Drain
Guild Ave. to 800' E/Guild

Project Description

This project includes the installation of approximately 800 LF of 30" storm drain and manholes.

The project will be phased to accommodate adjacent development.

Related Projects

Project Number: MSD004

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
				<u>ENR Index:</u>	<u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	40,600	Jun-88	4525		\$ 41,000
Other:					

Total Cost: \$ 41,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

Thurman St. Storm Drain

Project Description

This project includes the installation of approximately 1250 LF of 36" storm drain and manholes.

The line will extend east from the existing 54" trunk line located in an easement along the extension of Cluf Ave.

The project will be phased to accommodate adjacent development.

Related Projects

Project Number: MSD005

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
				<u>ENR Index:</u>	<u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	68,000	Jun-88	4525		\$ 69,000
Other:					

Total Cost: \$ 69,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

Vine St. Storm Drain
400' E/Cluff Ave. to Guild Ave.

Project Description

This project includes the installation of approximately 850 LF of 30" storm drain and manholes.
The line will extend east from the existing 30" trunk line located in Vine St. east of Cluff Ave.
The project will be phased to accomodate adjacent development.

Related Projects

Project Number: MSD006

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
				<u>ENR Index:</u>	<u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction: a) 444' E/Cluff to 750' E/Cluff	21,000	Jun-88	4525		\$ 21,000
b) 750' E/Cluff to Guild	32,000	Jun-88	4525		\$ 33,000
Other:					
				Total Cost: \$	54,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.
Construction includes contract administration & inspection unless shown otherwise.

CITY OF LODI

Capital Improvement Program

C-Basin Southeast Area Storm Drain

Project Description

This project includes the installation of 42" and 30" storm drains and manholes south and east of C-Basin (Pixley Park) to Guild Ave.
 The project will include an inlet structure at the southeast corner of the basin. Exact alignment of the storm drain will depend on the street layout of the area.
 The project will be phased to accommodate adjacent development.

Related Projects

Project Number: MSD007

Estimated Costs

Item

Prelim Eng:

EIR:

Rights of Way:

Easements:

Consultants:

Design Eng.:

Construction:

Other:

Amount

Date of ENR

Estimate Index

Updated Cost for:

Jan-89

4623

171,000

4525

Jun-88

167,000

4525

171,000

171,000

171,000

171,000

171,000

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Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.
 Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

Evergreen Dr. Storm Drain
White Oak Way to 500' N/Turner Rd.

Project Description

This project includes the installation of 36" and 30" storm drains and manholes north of the Parkwest Subdivision.

The line will connect to the existing trunk line in Evergreen Dr. to E-Basin (Westgate Park).

The project will be phased to accommodate adjacent development.

Related Projects

Project Number: MSD008

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
				<u>ENR Index:</u>	<u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng:					
Construction:	125,000	Jun-88	4525		\$ 128,000
Other:					

Total Cost: \$ 128,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

Evergreen Dr. Storm Drain
Bayberry Dr to 1400' S/Bayberry

Project Description

This project includes the installation of 36" and 30" storm drains and manholes south of the Parkwest Subdivision.

The line will connect to the existing trunk line in Evergreen Dr. to E-Basin (Westgate Park).

The project will be phased to accommodate adjacent development.

Related Projects

Project Number: MSD009

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u> <u>ENR Index:</u>	<u>Jan-89</u> <u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	61,300	Jun-88	4525		\$ 63,000
Other:					

Total Cost: \$ 63,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.
 Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

E-Basin Expansion
(Westgate Park)

Project Description

This project includes the expansion and development of the E-Basin according to the Master Plan adopted in 1955 (Dwg 88E002). The estimates are for Master Storm Drain improvements only. Park improvements are estimated separately.

The basin expansion will be needed when either of the areas north or south of the Parkwest Subdivision develop.

It is assumed the excavation will be done at no net cost to the City.

Related Projects

Project Number: MSD010

Estimated Costs

Item	Amount	Date of Estimate	ENR Index	Updated Cost for: ENR Index:	Jan-89 4623
Prelim Eng:					
EIR:					
Rights of Way: (15.5 Ac @ \$30,000/ac)	465,000	Jun-88	4525		\$ 475,000
Easements:					
Consultants:					
Design Eng.:					
Construction:					
a) Fence	62,920	Jun-88	4525		\$ 64,000
b) Street Improv's	140,400	Jun-88	4525		\$ 143,000
c) Interior drainage	100,750	Jun-88	4525		\$ 103,000
d) Control/Pump Str. (existing)					
e) Landscape/Irrig.	268,060	Jun-88	4525		\$ 274,000
Other:					

Total Cost: \$ 1,059,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

F-Basin Development

Project Description

This project includes the development of the F-Basin to be located north of Kettleman Lane, west of Lower Sacramento Road. No detailed plan has been adopted for this park.

The basin will be needed when the area west of Lower Sacramento Road between Kettleman Lane and the WID canal develops.

It is assumed the excavation will be done at no net cost to the City.

Related Projects

Project Number: MSD011

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u> <u>ENR Index:</u>	<u>Jan-89</u> <u>4623</u>
Prelim Eng: ETD.	\$ 5,000	Jun-88	4525		\$ 5,000
Rights of way: (20 AB @ \$30,000/ac)	600,000	Sun-88	4525		\$ 613,000
Easements:	600,000	Sun-88	4525		
Consultants:					
Design Eng.:					
Construction:					
a) Fence	106,340	Jun-88	4525		\$ 109,000
b) Street Improv's	217,620	Jun-88	4525		\$ 222,000
c) Interior drainage	130,000	Jun-88	4525		\$ 133,000
d) Control/Pump Str.	117,000	Jun-88	4525		\$ 120,000
e) Landscape/Irrig.	345,800	Jun-88	4525		\$ 353,000
Other:					

Total Cost: \$ 1,555,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

F-Basin North/South Storm Drain

Project Description

This project includes the installation of 54", 48", 42" and 30" storm drains and manholes north of F-Basin.

Exact alignment and lengths of the storm drains will depend on the street layout of the area.

The project will be phased to accommodate adjacent development.

Related Projects

Project Number: MSD012

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>ENR Index:</u>
Prelim Eng:				Jan-89	4623
EIR:					
Rights of Way:					
Consultants:					
Design Eng.:					
Construction:	355,000	Jun-88	4525		\$ 363,000
Other:					

Total Cost: \$ 363,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

Exact alignment and lengths of the storm drains will depend on the street layout of the area.

The project will be phased to accommodate adjacent development.

Related Projects

Project Number: MSD013

<u>Estimated Costs</u>	<u>Amount</u>	<u>Date of</u>	<u>ENR</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
<u>Item</u>		<u>Estimate</u>	<u>Index</u>	<u>ENR Index:</u>	<u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	144,000	Jun-88	4525		\$ 147,000
Other:					

Total Cost: \$ 147,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

Kettleman Lane Storm Drain
West of G-Area Trunk Line

Project Description

This project includes the installation of a 30" storm drain and manholes north of Kettleman Lane westerly from the existing 54" trunk line to the future F-Basin.

Exact alignment and lengths of the storm drains will depend on the street layout of the area.

The project will be phased to accommodate adjacent development.

The estimate included jacking pipe across Lower Sacramento Road.

Related Projects

Project Number: MSD014

<u>Estimated Costs</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
<u>Item</u>				<u>ENR Index:</u>	<u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	178,000	Jun-88	4525		\$ 182,000
Other:					

Total Cost: \$ 182,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

G-Basin Southeast Area Storm Drain

Project Description

This project includes the installation of 48" and 36" storm drains and manholes south and east of the G-Basin. A second inlet will be added to the G-Basin at the southeast corner.

Exact alignment and lengths of the storm drains will depend on the street layout of the area.

The project will be phased to accommodate adjacent development.

Related Projects

Project Number: MSD015

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
				<u>ENR Index:</u>	<u>4623</u>
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	252,500	Jun-88	4525		\$ 258,000
Other:					

Total Cost: \$ 258,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

Orchis Drive Storm Drain
West of Sylvan Way

Project Description

This project includes the installation of 36" and 30" storm drains and manholes west and north from the existing 36" storm drain in Orchis Way.

Exact alignment and lengths of the storm drains will depend on the street layout of the area.

The project will be phased to accommodate adjacent development.

Related Projects

Project Number: MSD016

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>Jan-89</u>
				<u>ENR Index:</u>	<u>4623</u>
Prelim. Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	60,800	Jun-88	4525		\$ 62,000
Other:					

Total Cost: \$ 62,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

**City of Lodi
City of Lodi
Capital Improvement Program
Capital Improvement Program**

**G-Basin Development
(future family golf center)**

Project Description

This project includes the expansion and development of the G-Basin according to the family golf center concept. The estimates are for Master Storm Drain improvements only. Golf course improvements are estimated separately.

The basin will be developed in phases as shown. Excavation will be over a period of approximately 3 years with no net cost to the City.

It is assumed a golf course architect will be retained to participate in the design of the grading, landscaping and irrigation.

Related Projects

Project Number: MSD017

Estimated Costs

<u>Item</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for: ENR Index:</u>	<u>Jan-89 4323</u>
Prelim Eng: EIR:					
Rights of Way: (24 Ac @ \$30,000/ac) Easements:	720,000	Jun-88	4525		\$ 736,000
Consultants: (design concepts, landscaping)	6,000	Jun-88	4525		\$ 6,000
Design Eng.:					
Construction: a) Excavation, fence	160,160	Jun-88	4525		\$ 164,000
b) Street Improv's	374,400	Jun-88	4525		\$ 383,000
c) Interior drainage	334,750	Jun-88	4525		\$ 342,000
d) Control/Pump Str.	117,000	Jun-88	4525		\$ 120,000
e) Landscape/Irrig.	890,500	Jun-88	4525		\$ 910,000
Other:					

Total Cost: \$ 2,661,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

Master Storm Drain System Engineering

Project Description

This project includes engineering and administration of the Master Storm Drain system which consists of planning, system studies, map updating, storm drain fee calculations and updates.

This engineering will include development of additional projects needed to mitigate the impact of infill development and conversion of land to higher runoff developments.

The projects may include:

- o increasing basin capacity
- o extension of Master Plan trunk lines
- o improvement of flow regulation/control system as the system grows and becomes more complex

Related Projects

Project Number: MSD018

Estimated Cost Item	Amount	Date of Estimate	ENR Index	Updated Cost for: ENR Index:	Jan-89 4623
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.: (\$4,000/yr x 20 yrs)	80,000	Jun-88	4525		\$ 82,000
Construction:					
Other:					

Total Cost: \$ 82,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.

Construction includes contract administration & inspection unless shown otherwise.

City of Lodi
Capital Improvement Program

Lodi Ave. Storm Drain
600' E/Cluff Ave. to Guild Ave.

Project Description

This project includes the installation of approximately 600 LF of 30" storm drain and manholes.
 The line will extend east from the existing 30" trunk line located in Lodi Ave. east of Cluff Ave.

Related Projects

Project Number: MSD019

<u>Estimated Costs</u>	<u>Amount</u>	<u>Date of Estimate</u>	<u>ENR Index</u>	<u>Updated Cost for:</u>	<u>ENR Index:</u>
Item				Jan-89	4623
Prelim Eng:					
EIR:					
Rights of Way:					
Easements:					
Consultants:					
Design Eng.:					
Construction:	30,500	Jun-88	4525		\$ 31,000
Other:					
Total Cost: \$					31,000

Remarks

Design Engineering shown separately if anticipated to be budgeted prior to construction; if not, it is included in construction.
 Construction includes contract administration & inspection unless shown otherwise.