



Memo

To: Solano County

From: Brianna Daniels
Walnut Creek

Project/File:

Date: July 16, 2024

Reference: California Forever Project – Preliminary Infrastructure Costs

The purpose of this memorandum is to provide a preliminary opinion of the probably cost for infrastructure required to support the California Forever Project. Quantities have been generated based on data contained directly within the initiative. The tables below represent the major infrastructure elements along with their corresponding quantities, unit costs and total estimated cost for the Phase 1 and Buildout development scenarios.

Table 1: Phase 1 Development Scenario

California Forever - New Community				
Backbone Infrastructure Needs - Phase 1 Development Scenario				
Description	Quantity	Unit	Unit Cost	Total Cost
Major Arterial Roads (include curb, gutter and sidewalk)	17,000	lf	\$3,800	\$64,600,000
Minor Arterial Roads (include curb, gutter and sidewalk)	25,000	lf	\$3,400	\$85,000,000
Collector Roads (include curb, gutter and sidewalk)	506,000	lf	\$1,900	\$961,400,000
Water Distribution System (includes hydrants)	1	lump sum	\$84,100,000	\$84,100,000
Water Storage Reservoirs/Treatment	1	lump sum	\$11,500,000	\$11,500,000
Sewer Conveyance	1	lump sum	\$198,900,000	\$198,900,000
Wastewater Treatment Plant	1	lump sum	\$70,000,000	\$70,000,000
Recycled Water Distribution System	1	lump sum	\$27,000,000	\$27,000,000
Storm Drainage (includes basins)	319,000	lf	\$245	\$78,155,000
Dry Utilities (electrical, fiber, cable)	1,012,000	lf	\$200	\$202,400,000
Street Lights	2,000	ea	\$8,000	\$16,000,000
INFRASTRUCTURE SUBTOTAL				\$1,799,055,000
Design and Construction Support Costs	15	%	-	\$269,858,250
Permits and Environmental Clearances	20	%	-	\$359,811,000
DESIGN AND PERMITTING SUBTOTAL				\$629,669,250
TOTAL				\$2,428,724,250

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Table 2: Maximum Buildout Scenario

California Forever - New Community				
Backbone Infrastructure Needs - Maximum Buildout Scenario				
Description	Quantity	Unit	Unit Cost	Total Cost
Major Arterial Roads (include curb, gutter and sidewalk)	136,175	lf	\$3,800	\$517,465,000
Minor Arterial Roads (include curb, gutter and sidewalk)	203,000	lf	\$3,400	\$690,200,000
Collector Roads (include curb, gutter and sidewalk)	4,050,650	lf	\$1,900	\$7,696,235,000
Water Distribution System (includes hydrants)	1	lump sum	\$312,000,000	\$312,000,000
Water Storage Reservoirs/Treatment	1	lump sum	\$42,600,000	\$42,600,000
Sewer Conveyance	1	lump sum	\$737,000,000	\$737,000,000
Wastewater Treatment Plant	1	lump sum	\$259,000,000	\$259,000,000
Recycled Water Distribution System	1	lump sum	\$100,000,000	\$100,000,000
Storm Drainage (includes basins)	2,552,200	lf	\$245	\$625,289,000
Dry Utilities (electrical, fiber)	8,101,300	lf	\$200	\$1,620,260,000
Street Lights	17,050	ea	\$8,000	\$136,400,000
INFRASTRUCTURE SUBTOTAL				\$12,736,449,000
Design and Construction Support Costs	15	%	-	\$1,910,467,350
Permits and Environmental Clearances	20	%	-	\$2,547,289,800
DESIGN AND PERMITTING SUBTOTAL				\$4,457,757,150
TOTAL				\$17,194,206,150

Key assumptions made in the development of this table include:

1. All costs are based on 2024 dollars. No escalation has been included.
2. A combination of surface water and groundwater will be utilized for domestic water supply. Treatment and storage have been estimated based the need for 4 treatment plants as shown in the initiative.
3. Storm drain pipe will be under 60% of the roadways.
4. A single wastewater treatment plant (WWTP) is anticipated. The initial WWTP is expected to support Phase 1 with proper considerations future expansion to meet maximum buildout.
5. Costs for transit beyond standard roadway costs are not included.
6. Local agency formation and community services district formation costs are not included.
7. Natural gas distribution costs are excluded.
8. Costs for environmental monitoring during construction are excluded.

Reference: California Forever Project

Sincerely,

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