

DRAFT

**City of La Quinta
Undergrounding Feasibility Study**

Prepared for:

**City of La Quinta
78-495 Calle Tampico
La Quinta, CA 92253**

February 17, 2009

Prepared by:

**Butsko Utility Design, Inc.
74-130 Country Club Drive
Palm Desert, CA 92260**

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Section 1: Project Description

The project consisted of conducting a feasibility study for the possible undergrounding of existing overhead distribution utility lines within the City of La Quinta. The existing overhead utilities involved include: Imperial Irrigation District – Electric, Verizon – Telephone, and Time Warner – Cable Television. Planning level cost estimates were prepared for six study areas within the City. The study areas evaluated include:

- Area 1 – The Cove
- Area 2 - Downtown Commercial Area
- Area 3 - Downtown Residential Area
- Area 4 – Sagebrush
- Area 5 – Highland Palms
- Area 6 – Westward Ho

A map of the Study Areas is included at the end of this section.

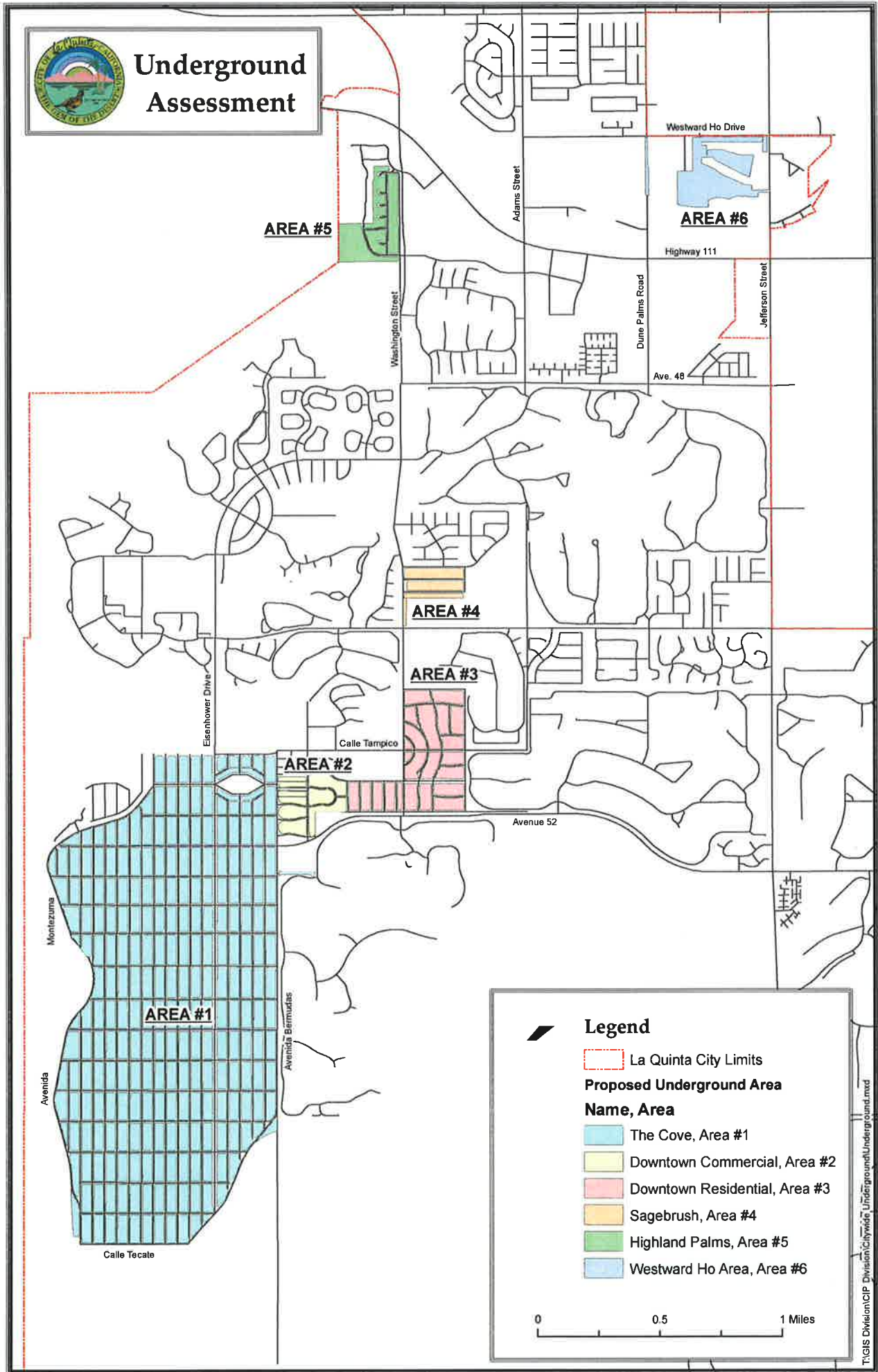
Field reviews were performed on each Study Area. Smaller sample areas were then selected within each larger Study Area for additional detailed field review and preparation of the cost estimates. The smaller sample areas were selected for their field conditions that made them representative of the larger respective Study Areas. The sample area cost estimates were then used as the basis of costs for the larger corresponding Study Areas.

Upon completion of the field work, written descriptions and cost estimates were prepared for each unique Study Area. A summary spread sheet with all of the Study Areas was prepared which includes an estimate of each utility's costs, contractor charges for trench and substructure installation, engineering and administrative costs, and potential project financing costs.

The estimates were further broken down in to three categories: Backbone, Public Right of Way, and Private Property. A more detailed explanation of these terms can be found within this report at the end of Section 4.



Underground Assessment



Legend

- La Quinta City Limits
- Proposed Underground Area Name, Area**
- The Cove, Area #1
- Downtown Commercial, Area #2
- Downtown Residential, Area #3
- Sagebrush, Area #4
- Highland Palms, Area #5
- Westward Ho Area, Area #6

0 0.5 1 Miles

Section 2: Description of Study Areas

Study Area 1 - The Cove Area: This study area assesses the existing conditions, overall costs, and issues associated with the conversion of the overhead utilities within the residential area of The Cove. Study Area 1 is bordered by Avenida Montezuma to the west, Avenida Bermudas to the east, Calle Tampico to the north, and Calle Tecate to the south.

Study Area 2 - Downtown Commercial Area: This study area assesses the existing conditions, overall costs, and issues associated with the conversion of the overhead utilities within the downtown commercial area. The downtown area has both commercial and residential customers. Study Area 2 is bordered by Avenida Bermudas to the west, Calle Guatemala to the east, Avenida La Fonda to the north and Calle Amigo to the south.

Study Area 3 - Downtown Residential Area: This study area assesses the existing conditions, overall costs, and issues associated with the conversion of the overhead utilities within the downtown residential area. The western portion of Study Area 3 is bordered by Calle Guatemala to the west, Washington Street to the east, Avenida La Fonda to the north and Avenida Nuestra to the south. The eastern portion of Study Area 3 is bordered by Washington Street to the west, Calle Rondo to the east, Avenida Ultimo to the north, and Avenida Nuestra to the south.

Study Area 4 – Sagebrush: This study area assesses the existing conditions, overall costs, and issues associated with the conversion of the overhead utilities within the residential area of Sagebrush. Study Area 4 is bordered by Washington Street to the west, Date Palm Drive to the east, Sagebrush Avenue to the north, and Saguaro Road to the south. Area 4 also includes the eastern side of Washington Street between Saguaro Road and 50th Avenue.

Study Area 5 - Highland Palms: This study area assesses the existing conditions, overall costs, and issues associated with the conversion of the overhead utilities within the residential area of Highland Palms. Study Area 5 is bordered by Highland Palms Drive to the west and south, Washington Street to the east, and Singing Palms Drive to the north.

Study Area 6 - Westward Ho: This study area assesses the existing conditions, overall costs, and issues associated with the conversion of the overhead utilities within the residential area of Westward Ho. Study Area 6 is bordered by Roudel Lane to the west, Jefferson Street to the east, Westward Ho Drive to the north, and Cortez Lane and Fiesta Drive to the south. Study Area 6 also includes the eastern side of Dune Palms Road between Westward Ho Drive and the flood channel.

City Of La Quinta Overall Summary

	Area 1	Area 2	Area 3	Area 4	Area 5	Area 6	TOTALS
PUBLIC RIGHT OF WAY							
Utility Costs	\$56,194,426.59	\$3,489,613.50	\$7,978,302.95	\$1,830,604.78	\$3,189,379.00	\$2,617,542.70	\$75,299,869.52
Contractor Costs	\$23,633,708.64	\$1,501,785.00	\$2,646,230.00	\$889,305.85	\$1,467,310.00	\$1,046,786.61	\$31,185,126.10
Engineering, Admin, Inspection (7%)	\$5,587,969.47	\$349,397.90	\$743,717.31	\$190,393.74	\$325,968.23	\$256,503.05	\$7,453,949.69
Financing (9.5%)	\$7,583,672.85	\$474,182.86	\$1,009,330.63	\$258,391.51	\$442,385.46	\$348,111.28	\$10,116,074.58
Public Right Of Way Sub-Totals	\$92,999,777.54	\$5,814,979.25	\$12,377,580.88	\$3,168,695.89	\$5,425,042.69	\$4,268,943.64	\$124,055,019.89
PRIVATE PROPERTY							
Utility Costs	\$22,796,590.91	\$471,750.00	\$532,776.32	\$537,885.37	\$482,220.00	\$236,550.00	\$25,057,772.59
Contractor Costs	\$9,940,909.09	\$933,300.00	\$336,078.95	\$338,165.85	\$303,150.00	\$176,078.57	\$12,027,682.46
Engineering, Admin, Inspection (7%)	\$2,165,676.14	\$44,816.25	\$50,613.75	\$51,099.11	\$45,810.90	\$22,472.25	\$2,380,488.40
Financing (9.5%)	\$3,110,062.50	\$133,479.75	\$82,541.25	\$83,224.87	\$74,610.15	\$39,199.71	\$3,523,118.23
Private Property Sub-Totals	\$38,013,238.64	\$1,583,346.00	\$1,002,010.26	\$1,010,375.20	\$905,791.05	\$474,300.54	\$42,989,061.68
AREA TOTALS	\$131,013,016.18	\$7,398,325.25	\$13,379,591.15	\$4,179,071.08	\$6,330,833.74	\$4,743,244.17	\$167,044,081.57

Section 4: Study Area Detailed Cost Estimates and Reviews

Study Area 1 - The Cove Area: is bordered by Avenida Montezuma to the west, Avenida Bermudas to the east, Calle Tampico to the north, and Calle Tecate to the south. The majority of the existing electrical, telephone, and cable television infrastructure within Study Area 1 are overhead facilities. The utility's main overhead feeder systems run east and west. The utility's local distribution systems primarily run north and south along the rear property lines of the homes.

The Public Right of Way and Private Property cost estimates were based on a sample study area of 22 homes. The sample study area is Avenida Carranza between Calle Temecula and Calle Madrid.

- The homes in this area are served by a combination of overhead and underground services.
- The type of home and front and rear yard landscaping varies, but the block is typical for The Cove.
- No vacant lots on this block.
- Gas has not been extended this far so a cost is shown, as an optional item, for extending the gas.

Exhibit A

**City Of La Quinta
Study Area 1
The Cove**

Area #1

Sample Area

Avenida Carranza between Calle Temecula and Calle Madrid

Description of Sample Area

Number of Lots in sample area:

22

Linear Footage:

750

Description of existing utilities:

The existing overhead utilities include: Imperial Irrigation District (electric), Verizon (phone), Time Warner (cable TV). The existing overhead facilities and poles are in the back yards of the homes along the rear lot line.

Description of existing services:

The existing utility services are underground/overhead from the overhead poles to the homes...

Description of new underground utilities:

The new underground utilities will be placed in a shared joint trench.

It is assumed that the utilities will install the new underground facilities in a shared joint trench in the existing streets

Estimate of Costs - Backbone (22 Homes)

	<u>Total</u>	<u>Cost Per Lot</u>
Utility Costs	\$83,953.31	\$3,816.06
Contractor Costs	\$43,742.58	\$1,988.30
Sub-Total	\$127,695.88	\$5,804.36

Estimate of Costs - Right Of Way (22 Homes)

	<u>Total</u>	<u>Cost Per Lot</u>
Utility Costs	\$190,775.00	\$8,671.59
Contractor Costs	\$71,800.00	\$3,263.64
Sub-Total	\$262,575.00	\$11,935.23

Estimate of Costs - Private Property (22 Homes)

	<u>Total</u>	<u>Cost Per Lot</u>
Utility Costs	\$111,450.00	\$5,065.91
Contractor Costs	\$48,600.00	\$2,209.09
Sub-Total	\$160,050.00	\$7,275.00

Sample Area Total:

\$550,320.88

Sample Area Cost Per Lot:

\$25,014.59

Exhibit A

**City Of La Quinta
Study Area 1
The Cove**

Area #1

OVERALL ESTIMATE Area 1

Description of Area

Number of Lots in sample area:

4500

Description of existing utilities:

The existing overhead utilities include: Imperial Irrigation District (electric), Verizon (phone), Time Warner (cable TV).
The existing overhead facilities and poles are in the back yards of the homes along the rear lot line.

Description of existing services:

The utility services are underground/overhead from the overhead poles to the homes...

Description of new underground utilities:

The new underground utilities will be placed in a shared joint trench.

It is assumed that the utilities will approve placement of their new underground facilities in the existing streets

Estimate of Costs - Backbone (4500 Homes)

Utility Costs

Total

\$17,172,267.50

Cost Per Lot

\$3,816.06

Contractor Costs

\$8,947,345.00

\$1,988.30

Sub-Total

\$26,119,612.50

\$5,804.36

Estimate of Costs - Right Of Way (4500 Homes)

Utility Costs

Total

\$39,022,159.09

Cost Per Lot

\$8,671.59

Contractor Costs

\$14,686,363.64

\$3,263.64

Sub-Total

\$53,708,522.73

\$11,935.23

Estimate of Costs - Private Property (4500 Homes)

Utility Costs

Total

\$22,796,590.91

Cost Per Lot

\$5,065.91

Contractor Costs

\$9,940,909.09

\$2,209.09

Sub-Total

\$32,737,500.00

\$7,275.00

Overall Area Total:

\$112,565,635.23

Overall Area Cost Per Lot:

\$25,014.59



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 Palm Desert, CA 92260
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Date: 12/11/08

Exhibit B Dry Utility Opinion Of Cost

Backbone Overall Estimate

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 1 - Cove
Attn:	Nick Nickerson		Avenida Carranza - From Calle Temecula to Calle Madrid
Telephone:	(760) 346-7481	Type:	Residential
Fax:	(760) 346-8315	City/County:	La Quinta, Riverside Co

Avenida Carranza - From Calle Temecula to Calle Madrid

Summary Estimated Costs:

Description	Quantity	Unit	Cost Per	Cost
Electric				
IID Distribution	200	Ft.	\$45.00	\$9,000.00
IID Back Bone Footage	83969	Ft.	\$85.00	\$7,137,365.00
IID Overhead Removals	60709	Ft.	\$50.00	\$3,035,450.00
IID Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
IID Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$10,181,815.00
Telephone				
Telephone Conversion/Relocation	41985	Ft.	\$50.00	\$2,099,250.00
Telephone Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
Telephone Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
ITCC Charges	0	Ea.	33%	\$692,752.50
Total				\$2,792,002.50
CATV				
CATV Conversion	83969	Ft.	\$50.00	\$4,198,450.00
CATV Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
CATV Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$4,198,450.00
Subtotal Utility Costs				\$17,172,267.50
Contractor				
BB Trench, Backfill, Conduit, Full Encasement	83969	Ft.	\$105.00	\$8,816,745.00
BB Trench, Backfill, Conduit, Semi Encasement	200	Ea.	\$85.00	\$17,000.00
Local Distribution Trench, Backfill, Conduit, No Encasement	1000	Ft.	\$65.00	\$65,000.00
Convert Service with existing UG Service	16	Ea.	\$1,800.00	\$28,800.00
Convert Service with existing OH Service	6	Ea.	\$3,300.00	\$19,800.00
Mainline Services	0	Ft.	\$35.00	\$0.00
Total				\$8,947,345.00
Subtotal Contractor Costs				\$8,947,345.00
Total Backbone Cost				\$26,119,612.50
Total Number of Lots				4500
Backbone Surcharge Per Lot				\$5,804.36

This estimate performed to obtain a per lot cost for the overall backbone system feeding the area.



Date: 12/11/2008

Exhibit B Dry Utility Opinion Of Cost Optional Items

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 1 - Cove
Attn:	Nick Nickerson		Avenida Carranza - From Calle Temecula to Calle Madrid
Telephone:	(760) 346-7481	Type:	Residential
Fax:	(760) 346-8315	City/County:	La Quinta, Riverside Co

Gas

Distribution Main	67175.2	Ft.	\$15.00	\$1,007,628.00
Distribution Main/Bring - Up	0	Ft.	\$17.00	\$0.00
Gas Main Relocation	0	Ft.	\$25.00	\$0.00
Service Stubs	0	Ea.	\$150.00	\$0.00
Joint Trench Credit	67175.2	Ft.	(\$1.00)	(\$67,175.20)
ITCC Charges	0	Ea.	35%	\$352,669.80
Total				\$1,293,122.60

Street Lights

Electroliers/Heads In-Tract	0	Ea.	\$1,700.00	\$0.00
Electroliers/Heads Backbone	210	Ea.	\$2,200.00	\$461,829.50
Meter Pedestal	10	Ea.	\$3,655.00	\$36,550.00
Total				\$498,379.50



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Date: 12/11/08

Exhibit C Dry Utility Opinion Of Cost

Sample Area Right Of Way

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 1 - Cove Avenida Carranza - From Calle Temecula to Calle Madrid
Attn:	Nick Nickerson	Type:	Residential
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Avenida Carranza - From Calle Temecula to Calle Madrid

Summary Estimated Costs:

Description	Quantity	Unit	Cost Per	Cost
Electric				
IID Distribution	920	Ft.	\$45.00	\$41,400.00
IID Back Bone Footage	100	Ft.	\$85.00	\$8,500.00
IID Overhead Removals	820	Ft.	\$50.00	\$41,000.00
IID Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
IID Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$90,900.00
Telephone				
Telephone Conversion/Relocation	850	Ft.	\$50.00	\$42,500.00
Telephone Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
Telephone Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
ITCC Charges	0	Ea.	35%	\$14,875.00
Total				\$57,375.00
CATV				
CATV Conversion	850	Ft.	\$50.00	\$42,500.00
CATV Service Conversion with UNDG Service	0	Ea.	\$950.00	\$0.00
CATV Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$42,500.00
Contractor				
BB Trench, Backfill, Conduit, Full Encasement	0	Ft.	\$105.00	\$0.00
BB Trench, Backfill, Conduit, Semi Encasement	100	Ea.	\$85.00	\$8,500.00
Local Distribution Trench, Backfill, Conduit, No Encasement	920	Ft.	\$65.00	\$59,800.00
Convert Service with existing UG Service	0	Ea.	\$1,800.00	\$0.00
Convert Service with existing OH Service	0	Ea.	\$3,300.00	\$0.00
Mainline Services	100	Ft.	\$35.00	\$3,500.00
Total				\$71,800.00
Total Backbone Cost				\$262,575.00
Total Number of Lots				22
Right of Way Surcharge Per Lot				\$11,935.23



Date: 12/11/2008

Exhibit C Dry Utility Opinion Of Cost Optional Items

Gas

Distribution Main	850	Ft.	\$15.00	\$12,750.00
Distribution Main/Bring - Up	100	Ft.	\$17.00	\$1,700.00
Gas Main Relocation	0	Ft.	\$25.00	\$0.00
Service Stubs		Ea.	\$150.00	\$0.00
Joint Trench Credit	850	Ft.	(\$1.00)	(\$850.00)
ITCC Charges	0	Ea.	35%	\$5,057.50
Total				\$18,657.50

Street Lights

Electroliers/Heads In-Tract	2	Ea.	\$1,700.00	\$3,400.00
Electroliers/Heads Backbone	2	Ea.	\$2,200.00	\$4,400.00
Meter Pedestal	1	Ea.	\$9,655.00	\$9,655.00
Total				\$17,455.00



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Date: 12/11/08

Exhibit D Dry Utility Opinion Of Cost

Sample Area Private Property Estimate

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 1 - Cove Avenida Carranza - From Calle Temecula to Calle Madrid
Attn:	Nick Nickerson	Type:	Residential
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Avenida Carranza - From Calle Temecula to Calle Madrid

Summary Estimated Costs:

Description	Quantity	Unit	Cost Per	Cost
Electric				
IID Distribution	0	Ft.	\$45.00	\$0.00
IID Back Bone Footage	0	Ft.	\$85.00	\$0.00
IID Overhead Removals	1540	Ft.	\$50.00	\$77,000.00
IID Service Conversion with UG Service	16	Ea.	\$950.00	\$15,200.00
IID Service Conversion with OH Service	6	Ea.	\$1,750.00	\$10,500.00
Total				\$77,000.00
Telephone				
Telephone Conversion/Relocation	0	Ft.	\$50.00	\$0.00
Telephone Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
Telephone Service Conversion with OH Service	5	Ea.	\$1,750.00	\$8,750.00
ITCC Charges	0	Ea.	33%	\$0.00
Total				\$8,750.00
CATV				
CATV Conversion	0	Ft.	\$50.00	\$0.00
CATV Service Conversion with UG Service	16	Ea.	\$950.00	\$15,200.00
CATV Service Conversion with OH Service	6	Ea.	\$1,750.00	\$10,500.00
Total				\$25,700.00
Contractor				
BB Trench, Backfill, Conduit, Full Encasement	0	Ft.	\$105.00	\$0.00
BB Trench, Backfill, Conduit, Semi Encasement	0	Ea.	\$85.00	\$0.00
Local Distribution Trench, Backfill, Conduit, No Encasement	0	Ft.	\$65.00	\$0.00
Convert Service with existing UG Service	16	Ea.	\$1,800.00	\$28,800.00
Convert Service with existing OH Service	6	Ea.	\$3,300.00	\$19,800.00
Mainline Services	0	Ft.	\$35.00	\$0.00
Total				\$48,600.00
Total Backbone Cost				\$160,050.00
Total Number of Lots				22
Private Property Per Lot				\$7,275.00



Date: 12/11/2008

Exhibit D Dry Utility Opinion Of Cost Optional Items

Gas

Distribution Main	0	Ft.	\$15.00	\$0.00
Distribution Main/Bring - Up	0	Ft.	\$17.00	\$0.00
Gas Main Relocation	0	Ft.	\$25.00	\$0.00
Service Stubs	22	Ea.	\$150.00	\$3,300.00
Joint Trench Credit	0	Ft.	(\$1.00)	\$0.00
ITCC Charges	0	Ea.	35%	\$1,155.00
Total				\$4,455.00

Street Lights

Electroliers/Heads In-Tract	0	Ea.	\$1,700.00	\$0.00
Electroliers/Heads Backbone	0	Ea.	\$2,200.00	\$0.00
Meter Pedestal	0	Ea.	\$3,655.00	\$0.00
Total				\$0.00

Study Area 2 - Downtown Commercial Area: is bordered by Avenida Bermudas to the west, Calle Guatemala to the east, Avenida La Fonda to the north and Calle Amigo to the south. The majority of the electrical, telephone, and cable TV facilities in Study Area 2 are overhead facilities. The utility's main feeder systems primarily run overhead north and south. The utility's local distribution systems primarily run east and west along the alleyways and/or rear property lines of the businesses and homes.

The Public Right of Way and Private Property cost estimates were based on a sample study area of 8 businesses. The sample study area is the alley between Avenida La Fonda and Calle Estado from Avenida Bermudas to Desert Club Dr.

- The businesses in this area are served by overhead and underground services.
- Electric service equipment on the buildings varies significantly.
- The size of lot, hardscape, and landscaping conditions vary.
- The area is not very dense and there are many of vacant lots in the area causing the cost per lot to increase dramatically.

Exhibit A

**City Of La Quinta
Study Area 2
Downtown Commercial**

Area #2

Sample Area

Alley between Avenida La Fonda and Calle Estado

Description of Sample Area

Number of Lots in sample area:

8

Linear Footage:

720

Description of existing utilities:

The existing overhead utilities include: Imperial Irrigation District (electric), Verizon (phone), Time Warner (cable TV). The existing overhead facilities and poles are located along the rear property line in the alleyways between the businesses. There are also existing overhead facilities on the street frontage of Desert Club Drive.

Description of existing services:

The existing utility services are underground/overhead from the overhead poles to the business.

Description of new underground utilities:

The new underground utilities will be placed in a shared joint trench. It is assumed that the utilities will install the new underground facilities in a shared joint trench in the existing alleys and streets.

Estimate of Costs - Backbone (8 Commercial Lots)

Utility Costs

Total
\$387,416.24

Cost Per Lot
\$48,427.03

Contractor Costs

\$159,974.12

\$19,996.76

Sub-Total

\$547,390.35

\$68,423.79

Estimate of Costs - Right Of Way (8 Commercial Lots)

Utility Costs

Total
\$169,180.00

Cost Per Lot
\$21,147.50

Contractor Costs

\$75,600.00

\$9,450.00

Sub-Total

\$244,780.00

\$30,597.50

Estimate of Costs - Private Property (8 Commercial Lots)

Utility Costs

Total
\$74,000.00

Cost Per Lot
\$9,250.00

Contractor Costs

\$146,400.00

\$18,300.00

Sub-Total

\$220,400.00

\$27,550.00

Sample Area Total:

\$1,012,570.35

Sample Area Cost Per Lot:

\$126,571.29

Exhibit A

**City Of La Quinta
Study Area 2
Downtown Commercial**

Area #2

OVERALL ESTIMATE Area 2

Description of Area

Calle Amigo, Calle Barcelona, Calle Estado, Calle Fortuna, Calle Cadiz, Avenida la Fonda from Avenida Bermudas to Calle Guatamala, Avenida Bermudas from Calle Amigo to Avenida la Fonda, Desert Club Drive from Avenue 52 to Main Street.

Description of existing utilities:

The existing overhead utilities include: Imperial Irrigation District (electric), Verizon (phone), Time Warner (cable TV). The existing overhead facilities and poles are located along the rear property line in the alleyways between the businesses. There are also existing overhead facilities on the street frontage of Desert Club Drive.

Description of existing services:

The existing utility services are underground/overhead from the overhead poles to the businesse.

Description of new underground utilities:

The new underground utiilies will be placed in a shared joint trench.

It is assumed that the utilities will install the new underground facilities in a shared joint trench in the existing alleys and streets.

Estimate of Costs - Backbone (51 Developed Parcels)

	<u>Total</u>	<u>Cost Per Lot</u>
Utility Costs	\$2,469,778.50	\$48,427.03
Contractor Costs	\$1,019,835.00	\$19,996.76
Sub-Total	\$3,489,613.50	\$68,423.79

Estimate of Costs - Right Of Way (51 Developed Parcels)

	<u>Total</u>	<u>Cost Per Lot</u>
Utility Costs	\$1,078,522.50	\$21,147.50
Contractor Costs	\$481,950.00	\$9,450.00
Sub-Total	\$1,560,472.50	\$30,597.50

Estimate of Costs - Private Property (51 Developed Parcels)

	<u>Total</u>	<u>Cost Per Lot</u>
Utility Costs	\$471,750.00	\$9,250.00
Contractor Costs	\$933,300.00	\$18,300.00
Sub-Total	\$1,405,050.00	\$27,550.00

Overall Area Total:

\$6,455,136.00

Overall Area Cost Per Lot:

\$126,571.29



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 Phone: (760) 601-3390, Fax (760) 346-8518

Date: 1/6/09

Exhibit B Dry Utility Opinion Of Cost

Backbone Overall Estimate

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 2 - Downtown Commercial
Attn:	Nick Nickerson	Type:	Commercial
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Calle Amigo, Calle Barcelona, Calle Estado, Calle Fortuna, Calle Cadiz, Avenida la Fonda from Avenida Bermudas to Calle Guatamala, Avenida Bermudas from Calle Amigo to Avenida la Fonda, Desert Club Drive from Avenue 52 to Main Street.

Summary Estimated Costs:

Description	Quantity	Unit	Cost Per	Cost
Electric				
IID Distribution - Commercial	4776	Ft.	\$55.00	\$262,680.00
IID Distribution - Residential	2400	Ft.	\$45.00	\$108,000.00
IID Back Bone Footage	4263	Ft.	\$85.00	\$362,355.00
IID Overhead Removals	8082	Ft.	\$50.00	\$404,100.00
IID Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
IID Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$1,137,135.00
Telephone				
Telephone Conversion/Relocation	11439	Ft.	\$50.00	\$571,950.00
Telephone Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
Telephone Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
ITCC Charges	0	Ea.	33%	\$188,743.50
Total				\$760,693.50
CATV				
CATV Conversion	11439	Ft.	\$50.00	\$571,950.00
CATV Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
CATV Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$571,950.00
Subtotal Utility Costs				\$2,469,778.50
Contractor				
BB Trench, Backfill, Conduit, Full Encasement	4776	Ft.	\$105.00	\$501,480.00
BB Trench, Backfill, Conduit, Semi Encasement	4263	Ea.	\$85.00	\$362,355.00
Local Distribution Trench, Backfill, Conduit, No Encasement	2400	Ft.	\$65.00	\$156,000.00
Convert Service with existing UG Service	0	Ea.	\$1,800.00	\$0.00
Convert Service with existing OH Service	0	Ea.	\$3,300.00	\$0.00
Mainline Services	0	Ft.	\$35.00	\$0.00
Total				\$1,019,835.00
Subtotal Contractor Costs				\$1,019,835.00
Total Backbone Cost				\$3,489,613.50
Total Number of Lots				51
Backbone Surcharge Per Lot				\$68,423.79



Date: 1/6/2009

Exhibit B Dry Utility Opinion Of Cost Optional Items

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 2 - Downtown Commercial Backbone
Attn:	Nick Nickerson	Type:	Commercial
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Gas

Distribution Main	0 Ft.	\$15.00	\$0.00
Distribution Main/Bring - Up	0 Ft.	\$17.00	\$0.00
Gas Main Relocation	0 Ft.	\$25.00	\$0.00
Service Stubs	0 Ea.	\$150.00	\$0.00
Joint Trench Credit	0 Ft.	(\$1.00)	\$0.00
ITCC Charges	0 Ea.	35%	\$0.00
Total			\$0.00

Street Lights

Electroliers/Heads In-Tract	11 Ea.	\$1,700.00	\$18,117.75
Electroliers/Heads Backbone	12 Ea.	\$2,200.00	\$26,268.00
Meter Pedestal	4 Ea.	\$3,655.00	\$14,620.00
Total			\$59,005.75



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Date: 1/6/09

Exhibit C Dry Utility Opinion Of Cost

Commercial Right of Way Estimate

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 2 - Downtown Commercial
Attn:	Nick Nickerson	Type:	Commercial
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Sample Area - Alley between Avenida La Fonda and Calle Estado

Summary Estimated Costs:

Description	Quantity	Unit	Cost Per	Cost
Electric				
IID Distribution - Commercial	720	Ft.	\$65.00	\$46,800.00
IID Distribution - Residential	0	Ft.	\$45.00	\$0.00
IID Back Bone Footage	0	Ft.	\$85.00	\$0.00
IID Overhead Removals	770	Ft.	\$50.00	\$38,500.00
IID Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
IID Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$85,300.00
Telephone				
Telephone Conversion/Relocation	720	Ft.	\$50.00	\$36,000.00
Telephone Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
Telephone Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
ITCC Charges	0	Ea.	33%	\$11,880.00
Total				\$47,880.00
CATV				
CATV Conversion	720	Ft.	\$50.00	\$36,000.00
CATV Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
CATV Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$36,000.00
Subtotal Utility Costs				\$169,180.00
Contractor				
BB Trench, Backfill, Conduit, Full Encasement	720	Ft.	\$105.00	\$75,600.00
BB Trench, Backfill, Conduit, Semi Encasement	0	Ea.	\$85.00	\$0.00
Local Distribution Trench, Backfill, Conduit, No Encasement	0	Ft.	\$65.00	\$0.00
Convert Service with existing UG Service	0	Ea.	\$1,800.00	\$0.00
Convert Service with existing OH Service	0	Ea.	\$3,300.00	\$0.00
Mainline Services	0	Ft.	\$35.00	\$0.00
Total				\$75,600.00
Subtotal Contractor Costs				\$75,600.00
Total Right Of Way Cost				\$244,780.00
Total Number of Lots				8
Right of Way Surcharge Per Lot				\$30,597.50



Date: 1/6/2009

Exhibit C Dry Utility Opinion Of Cost Optional Items

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 2 - Downtown Commercial Right Of Way
Attn:	Nick Nickerson		
Telephone:	(760) 346-7481	Type:	Commercial
Fax:	(760) 346-8315	City/County:	La Quinta, Riverside Co

Gas

Distribution Main	0 Ft.	\$15.00	\$0.00
Distribution Main/Bring - Up	0 Ft.	\$17.00	\$0.00
Gas Main Relocation	0 Ft.	\$25.00	\$0.00
Service Stubs	0 Ea.	\$150.00	\$0.00
Joint Trench Credit	0 Ft.	(\$1.00)	\$0.00
ITCC Charges	0 Ea.	35%	\$0.00
Total			\$0.00

Street Lights

Electroliers/Heads In-Tract	2 Ea.	\$1,700.00	\$3,060.00
Electroliers/Heads Backbone	0 Ea.	\$2,200.00	0
Meter Pedestal	1 Ea.	\$3,655.00	\$3,655.00
Total			\$6,715.00



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Date: 1/6/09

Exhibit D Dry Utility Opinion Of Cost

Commercial Private Property Estimate

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 2 - Commercial/Residential
Attn:	Nick Nickerson		
Telephone:	(760) 346-7481	Type:	Commercial/Residential
Fax:	(760) 346-8315	City/County:	La Quinta, Riverside Co

Sample Area - Alley between Avenida La Fonda and Calle Estado

Summary Estimated Costs:

Description	Quantity	Unit	Cost Per	Cost
Electric				
IID Distribution - Commercial	800	Ft.	\$55.00	\$44,000.00
IID Distribution - Residential	0	Ft.	\$45.00	\$0.00
IID Back Bone Footage	0	Ft.	\$85.00	\$0.00
IID Overhead Removals	0	Ft.	\$50.00	\$0.00
IID Service Conversion with UG Service	5	Ea.	\$950.00	\$4,750.00
IID Service Conversion with OH Service	3	Ea.	\$1,750.00	\$5,250.00
Total				\$54,000.00
Telephone				
Telephone Conversion/Relocation	0	Ft.	\$50.00	\$0.00
Telephone Service Conversion with UG Service	5	Ea.	\$950.00	\$4,750.00
Telephone Service Conversion with OH Service	3	Ea.	\$1,750.00	\$5,250.00
ITCC Charges	0	Ea.	33%	\$0.00
Total				\$10,000.00
CATV				
CATV Conversion	0	Ft.	\$50.00	\$0.00
CATV Service Conversion with UG Service	5	Ea.	\$950.00	\$4,750.00
CATV Service Conversion with OH Service	3	Ea.	\$1,750.00	\$5,250.00
Total				\$10,000.00
Subtotal Utility Costs				\$74,000.00
Contractor				
BB Trench, Backfill, Conduit, Full Encasement	800	Ft.	\$105.00	\$84,000.00
BB Trench, Backfill, Conduit, Semi Encasement	200	Ea.	\$85.00	\$17,000.00
Local Distribution Trench, Backfill, Conduit, No Encasement	0	Ft.	\$65.00	\$0.00
Convert Service with existing UG Service	5	Ea.	\$3,800.00	\$19,000.00
Convert Service with existing OH Service	3	Ea.	\$8,800.00	\$26,400.00
Mainline Services	0	Ft.	\$35.00	\$0.00
Total				\$146,400.00
Subtotal Contractor Costs				\$146,400.00
Total Private Property Cost				\$220,400.00
Total Number of Lots				8
Private Property Surcharge Per Lot				\$27,550.00



Date: 1/6/2009

Exhibit D Dry Utility Opinion Of Cost Optional Items

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 2 - Downtown Commercial Private Prop
Attn:	Nick Nickerson	Type:	Commercial
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Gas

Distribution Main	0 Ft.	\$15.00	\$0.00
Distribution Main/Bring - Up	0 Ft.	\$17.00	\$0.00
Gas Main Relocation	0 Ft.	\$25.00	\$0.00
Service Stubs	0 Ea.	\$150.00	\$0.00
Joint Trench Credit	0 Ft.	(\$1.00)	\$0.00
ITCC Charges	0 Ea.	35%	\$0.00
Total			\$0.00

Street Lights

Electroliers/Heads In-Tract	0 Ea.	\$1,700.00	\$0.00
Electroliers/Heads Backbone	0 Ea.	\$2,200.00	\$0.00
Meter Pedestal	0 Ea.	\$3,655.00	\$0.00
Total			\$0.00

Study Area 3 - Down Town Residential Area: the western portion of Area 3 is bordered by Calle Guatemala to the west, Washington Street to the east, Avenida La Fonda to the north and Avenida Nuestra to the south. The eastern portion of Area 3 is bordered by Washington Street to the west, Calle Rondo to the east, Avenida Ultimo to the north, and Avenia Nuestra to the south.

The majority of the electrical, telephone, and cable TV facilities in Area 3 are overhead facilities. The utility's main overhead feeder systems run east and west. The utility's local distribution systems primarily run north and south along the rear property lines of the homes.

The public Right of Way and Private Property cost estimates were based on a sample study area of 16 homes, 2 lots, and a church. The sample study area is Calle Quito between Avenida Tujunga and Calle Tampico.

- The homes in this area are served by overhead and underground services.
- The type of home and front and rear yard landscaping varies.
- The residential lot frontage is greater than the Cove.
- The area is not as dense as the Cove. There are vacant lots in the area causing the cost per lot to increase.
- Along Calle Rando there appear to be idle de-energized electric facilities at Ultimo and Rando.

Exhibit A

**City Of La Quinta
Study Area 3
Downtown Residential**

Area #3

Sample Area

Calle Paloma between Avenida Tujunga and Calle Tampico

Description of Sample Area

Number of Lots in sample area:

19

Linear Footage:

1010

Description of existing utilities:

The existing overhead utilities include: Imperial Irrigation District (electric), Verizon (phone), Time Warner (cable TV).
The existing overhead facilities and poles are located along the rear property line of the homes.
There are also existing overhead transmission facilities on the street frontage of Calle Rondo that appear to be idle.

Description of existing services:

The existing utility services are underground/overhead from the overhead poles to the homes...

Description of new underground utilities:

The new underground utilities will be placed in a shared joint trench.

It is assumed that the utilities will install the new underground facilities in a shared joint trench in the existing streets

Estimate of Costs - Backbone (19 Homes)

Utility Costs

Total
\$689,348.67

Cost Per Lot
\$36,281.51

Contractor Costs

\$304,717.39

\$16,037.76

Sub-Total

\$994,066.07

\$52,319.27

Estimate of Costs - Right Of Way (19 Homes)

Utility Costs

Total
\$229,365.00

Cost Per Lot
\$12,071.84

Contractor Costs

\$119,850.00

\$6,307.89

Sub-Total

\$349,215.00

\$18,379.74

Estimate of Costs - Private Property (19 Homes)

Utility Costs

Total
\$61,350.00

Cost Per Lot
\$3,228.95

Contractor Costs

\$38,700.00

\$2,036.84

Sub-Total

\$100,050.00

\$5,265.79

Sample Area Total:

\$1,443,331.07

Sample Area Cost Per Lot:

\$75,964.79

Exhibit A

**City Of La Quinta
Study Area 3
Downtown Residential**

Area #3

OVERALL ESTIMATE Area 3

Description of Area

Area south of Avenida La Fonda, North of Avenida Nuestra, East of Washington Street and west of Calle Cadiz
And the area east of Washington Street west of Calle Rondo, south of Avenida Ultimo and north of Avenida Nuestra

Description of existing utilities:

The existing overhead utilities include: Imperial Irrigation District (electric), Verizon (phone), Time Warner (cable TV).
The existing overhead facilities and poles are located along the rear property line of the homes.
There are also existing overhead transmission facilities on the street frontage of Calle Rondo that appear to be idle.

Description of existing services:

The utility services are underground/overhead from the overhead poles to the homes.

Description of new underground utilities:

The new underground utilities will be placed in a shared joint trench.
It is assumed that the utilities will approve placement of their new underground facilities in the existing streets

Estimate of Costs - Backbone (165 Homes)

	<u>Total</u>	<u>Cost Per Lot</u>
Utility Costs	\$5,986,449.00	\$36,281.51
Contractor Costs	\$2,646,230.00	\$16,037.76
Sub-Total	\$8,632,679.00	\$52,319.27

Estimate of Costs - Right Of Way (165 Homes)

	<u>Total</u>	<u>Cost Per Lot</u>
Utility Costs	\$1,991,853.95	\$12,071.84
Contractor Costs	\$1,040,802.63	\$6,307.89
Sub-Total	\$3,032,656.58	\$18,379.74

Estimate of Costs - Private Property (165 Homes)

	<u>Total</u>	<u>Cost Per Lot</u>
Utility Costs	\$532,776.32	\$3,228.95
Contractor Costs	\$336,078.95	\$2,036.84
Sub-Total	\$868,855.26	\$5,265.79

Overall Area Total:

\$12,534,190.84

Overall Area Cost Per Lot:

\$75,964.79



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Exhibit B Dry Utility Opinion Of Cost

Backbone Overall Estimate

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 3 - Downtown Residential
Attn:	Nick Nickerson		
Telephone:	(760) 346-7481	Type:	Residential
Fax:	(760) 346-8315	City/County:	La Quinta, Riverside Co

Sample Area - Calle Paloma from Avenida Tujunga to Calle Tampico

Summary Estimated Costs:

Description	Quantity	Unit	Cost Per	Cost
Electric				
IID Distribution - Commercial	0	Ft.	\$55.00	\$0.00
IID Distribution - Residential	12510	Ft.	\$45.00	\$562,950.00
IID Back Bone Footage	14456	Ft.	\$85.00	\$1,228,760.00
IID Overhead Removals	21064	Ft.	\$50.00	\$1,053,200.00
IID Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
IID Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$2,844,910.00
Telephone				
Telephone Conversion/Relocation	26966	Ft.	\$50.00	\$1,348,300.00
Telephone Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
Telephone Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
ITCC Charges	0	Ea.	33%	\$444,939.00
Total				\$1,793,239.00
CATV				
CATV Conversion	26966	Ft.	\$50.00	\$1,348,300.00
CATV Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
CATV Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$1,348,300.00
Subtotal Utility Costs				\$6,986,449.00
Contractor				
BB Trench, Backfill, Conduit, Full Encasement	14456	Ft.	\$105.00	\$1,517,880.00
BB Trench, Backfill, Conduit, Semi Encasement	12510	Ea.	\$85.00	\$1,063,350.00
Local Distribution Trench, Backfill, Conduit, No Encasement	1000	Ft.	\$65.00	\$65,000.00
Convert Service with existing UG Service		Ea.	\$1,800.00	\$0.00
Convert Service with existing OH Service		Ea.	\$3,300.00	\$0.00
Mainline Services	0	Ft.	\$35.00	\$0.00
Total				\$2,646,230.00
Subtotal Contractor Costs				\$2,646,230.00
Total Backbone Cost				\$8,632,679.00
Total Number of Lots				165
Backbone Surcharge Per Lot				\$52,319.27



Date: 1/28/2009

Exhibit B Dry Utility Opinion Of Cost Optional Items

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 3 - Downtown Residential Backbone
Attn:	Nick Nickerson	Type:	Residential
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Gas

Distribution Main	0 Ft.	\$15.00	\$0.00
Distribution Main/Bring - Up	0 Ft.	\$17.00	\$0.00
Gas Main Relocation	0 Ft.	\$25.00	\$0.00
Service Stubs	0 Ea.	\$150.00	\$0.00
Joint Trench Credit	0 Ft.	(\$1.00)	\$0.00
ITCC Charges	0 Ea.	35%	\$0.00
Total			\$0.00

Street Lights

Electroliers/Heads In-Tract	31 Ea.	\$1,700.00	\$0.00
Electroliers/Heads Backbone	36 Ea.	\$2,200.00	\$79,508.00
Meter Pedestal	4 Ea.	\$3,655.00	\$14,620.00
Total			\$94,128.00



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Date: 1/28/09

Exhibit C Dry Utility Opinion Of Cost

Residential Right of Way Estimate

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 3 - Residential
Attn:	Nick Nickerson		
Telephone:	(760) 346-7481	Type:	Residential
Fax:	(760) 346-8315	City/County:	La Quinta, Riverside Co

Sample Area - Calle Paloma from Avenida Tujunga to Calle Tampico

Summary Estimated Costs:

Description	Quantity	Unit	Cost Per	Cost
Electric				
IID Distribution - Commercial	0	Ft.	\$55.00	\$0.00
IID Distribution - Residential	1010	Ft.	\$45.00	\$45,450.00
IID Back Bone Footage	200	Ft.	\$85.00	\$17,000.00
IID Overhead Removals	985	Ft.	\$50.00	\$49,250.00
IID Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
IID Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$111,700.00
Telephone				
Telephone Conversion/Relocation	1010	Ft.	\$50.00	\$50,500.00
Telephone Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
Telephone Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
ITCC Charges	0	Ea.	33%	\$16,665.00
Total				\$67,165.00
CATV				
CATV Conversion	1010	Ft.	\$50.00	\$50,500.00
CATV Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
CATV Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$50,500.00
Subtotal Utility Costs				\$229,365.00
Contractor				
BB Trench, Backfill, Conduit, Full Encasement	200	Ft.	\$105.00	\$21,000.00
BB Trench, Backfill, Conduit, Semi Encasement	1010	Ea.	\$85.00	\$85,850.00
Local Distribution Trench, Backfill, Conduit, No Encasement	200	Ft.	\$65.00	\$13,000.00
Convert Service with existing UG Service	0	Ea.	\$1,800.00	\$0.00
Convert Service with existing OH Service	0	Ea.	\$3,300.00	\$0.00
Mainline Services	0	Ft.	\$35.00	\$0.00
Total				\$119,850.00
Subtotal Contractor Costs				\$119,850.00
Total Right Of Way Cost				\$349,215.00
Total Number of Lots				19
Right of Way Surcharge Per Lot				\$18,379.74



Date: 1/28/2009

Exhibit C Dry Utility Opinion Of Cost Optional Items

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 3 - Residential Right Of Way
Attn:	Nick Nickerson	Type:	Commercial
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Gas

Distribution Main	0 Ft.	\$15.00	\$0.00
Distribution Main/Bring - Up	0 Ft.	\$17.00	\$0.00
Gas Main Relocation	0 Ft.	\$25.00	\$0.00
Service Stubs	0 Ea.	\$150.00	\$0.00
Joint Trench Credit	0 Ft.	(\$1.00)	\$0.00
ITCC Charges	0 Ea.	35%	\$0.00
Total			\$0.00

Street Lights

Electroliers/Heads In-Tract	3 Ea.	\$1,700.00	\$4,292.50
Electroliers/Heads Backbone	0 Ea.	\$2,200.00	\$0.00
Meter Pedestal	1 Ea.	\$3,655.00	\$3,655.00
Total			\$7,947.50



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 Phone: (760) 601-3390, Fax (760) 346-8518

Date: 1/28/09

Exhibit D Dry Utility Opinion Of Cost

Residential Private Property Estimate

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 3 - Residential
Attn:	Nick Nickerson		
Telephone:	(760) 346-7481	Type:	Residential
Fax:	(760) 346-8315	City/County:	La Quinta, Riverside Co

Sample Area - Calle Paloma from Avenida Tujunga to Calle Tampico

Summary Estimated Costs:

Description	Quantity	Unit	Cost Per	Cost
Electric				
IID Distribution - Commercial	0	Ft.	\$55.00	\$0.00
IID Distribution - Residential	0	Ft.	\$45.00	\$0.00
IID Back Bone Footage	0	Ft.	\$85.00	\$0.00
IID Overhead Removals	0	Ft.	\$50.00	\$0.00
IID Service Conversion with UG Service	16	Ea.	\$950.00	\$15,200.00
IID Service Conversion with OH Service	3	Ea.	\$1,750.00	\$5,250.00
Total				\$20,450.00
Telephone				
Telephone Conversion/Relocation	0	Ft.	\$50.00	\$0.00
Telephone Service Conversion with UG Service	16	Ea.	\$950.00	\$15,200.00
Telephone Service Conversion with OH Service	3	Ea.	\$1,750.00	\$5,250.00
ITCC Charges	0	Ea.	33%	\$0.00
Total				\$20,450.00
CATV				
CATV Conversion	0	Ft.	\$50.00	\$0.00
CATV Service Conversion with UG Service	16	Ea.	\$950.00	\$15,200.00
CATV Service Conversion with OH Service	3	Ea.	\$1,750.00	\$5,250.00
Total				\$20,450.00
Subtotal Utility Costs				\$61,350.00
Contractor				
BB Trench, Backfill, Conduit, Full Encasement	0	Ft.	\$105.00	\$0.00
BB Trench, Backfill, Conduit, Semi Encasement	0	Ea.	\$85.00	\$0.00
Local Distribution Trench, Backfill, Conduit, No Encasement	0	Ft.	\$65.00	\$0.00
Convert Service with existing UG Service	16	Ea.	\$1,800.00	\$28,800.00
Convert Service with existing OH Service	3	Ea.	\$3,300.00	\$9,900.00
Mainline Services	0	Ft.	\$35.00	\$0.00
Total				\$38,700.00
Subtotal Contractor Costs				\$38,700.00
Total Private Property Cost				\$100,050.00
Total Number of Lots				19
Private Property Surcharge Per Lot				\$5,265.79



Date: 1/28/2009

Exhibit D Dry Utility Opinion Of Cost Optional Items

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 3 - Residential Private Property
Attn:	Nick Nickerson	Type:	Commercial
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Gas

Distribution Main	0 Ft.	\$15.00	\$0.00
Distribution Main/Bring - Up	0 Ft.	\$17.00	\$0.00
Gas Main Relocation	0 Ft.	\$25.00	\$0.00
Service Stubs	0 Ea.	\$150.00	\$0.00
Joint Trench Credit	0 Ft.	(\$1.00)	\$0.00
ITCC Charges	0 Ea.	35%	\$0.00
Total			\$0.00

Street Lights

Electroliers/Heads In-Tract	3 Ea.	\$1,700.00	\$5,100.00
Electroliers/Heads Backbone	0 Ea.	\$2,200.00	\$0.00
Meter Pedestal	0 Ea.	\$3,655.00	\$0.00
Total			\$5,100.00

Study Area 4 – Sagebrush: is residential and identified as Sagebrush, it is bordered by Washington Street to the west, Date Palm Drive to the east, Sagebrush Avenue to the north, and Saguaro Road to the south. Area 4 also includes the eastern side of Washington Street between Saguaro Road and 50th Avenue.

The majority of the electrical, telephone, and cable TV facilities in Study Area 4 are overhead facilities. The utility's main overhead feeder systems run north and south along Washington Street. The utility's local distribution systems primarily run east and west along the rear property lines of the homes.

The Public Right of Way and Private Property cost estimates were based on a sample study area of Bottlebrush Drive east of Date Palm Drive.

- The type of home and front and rear yard landscaping varies.
- Few vacant lots on this block
- The homes in this area are served by overhead and underground services.
- The type of home and front and rear yard landscaping varies.
- The estimates include the conversion of overhead facilities along the east side of Washington Street.

Exhibit A

**City Of La Quinta
Study Area 4
Sagebrush**

Area #4

Sample Area

Sample Area - Bottlebrush Drive East of Date Palm Drive

Description of Sample Area

Number of Lots in sample area:
Linear Footage:
Description of existing utilities:

41
1299

The existing overhead utilities include: Imperial Irrigation District (electric), Verizon (phone), Time Warner (cable TV).
The existing overhead facilities and poles are located along the rear property line of the homes and businesses.
There are also existing overhead facilities on the street frontage of Washington Street

Description of existing services:
Description of new underground utilities:

The existing utility services are underground/overhead from the overhead poles to the homes...
The new underground utilities will be placed in a shared joint trench.
It is assumed that the utilities will install the new underground facilities in a shared joint trench in the existing streets

Estimate of Costs - Backbone (41 Homes)

Utility Costs
Contractor Costs
Sub-Total

<u>Total</u>	<u>Cost Per Lot</u>
\$423,775.61	\$10,335.99
\$212,561.79	\$5,184.43
<u>\$636,337.41</u>	<u>\$15,520.42</u>

Estimate of Costs - Right Of Way (41 Homes)

Utility Costs
Contractor Costs
Sub-Total

<u>Total</u>	<u>Cost Per Lot</u>
\$284,288.50	\$6,933.87
\$131,415.00	\$3,205.24
<u>\$415,703.50</u>	<u>\$10,139.11</u>

Estimate of Costs - Private Property (41 Homes)

Utility Costs
Contractor Costs
Sub-Total

<u>Total</u>	<u>Cost Per Lot</u>
\$208,050.00	\$5,074.39
\$130,800.00	\$3,190.24
<u>\$338,850.00</u>	<u>\$8,264.63</u>

Sample Area Total:

\$1,390,890.91

Sample Area Cost Per Lot:

\$33,924.17

Exhibit A

**City of La Quinta
Study Area 4
Sagebrush**

Area #4

OVERALL ESTIMATE Area 4

Description of Area

Streets included are Sagebrush Avenue, Bottlebrush Avenue, and Saguario Road, including Date Palm Drive to the east and Washington Street to the west.

Description of existing utilities:

The existing overhead utilities include: Imperial Irrigation District (electric), Verizon (phone), Time Warner (cable TV). The existing overhead facilities and poles are located along the rear property line of the homes and businesses. There are also existing overhead facilities on the street frontage of Desert Club Drive.

Description of existing services:

The utility services are underground/overhead from the overhead poles to the homes...

Description of new underground utilities:

The new underground utilities will be placed in a shared joint trench. It is assumed that the utilities will approve placement of their new underground facilities in the existing streets

Estimate of Costs - Backbone (106 Homes)

	<u>Total</u>	<u>Cost Per Lot</u>
Utility Costs	\$1,095,615.00	\$10,335.99
Contractor Costs	\$549,550.00	\$5,184.43
Sub-Total	<u>\$1,645,165.00</u>	<u>\$15,520.42</u>

Estimate of Costs - Right Of Way (106 Homes)

	<u>Total</u>	<u>Cost Per Lot</u>
Utility Costs	\$734,989.78	\$6,933.87
Contractor Costs	\$339,755.85	\$3,205.24
Sub-Total	<u>\$1,074,745.63</u>	<u>\$10,139.11</u>

Estimate of Costs - Private Property (106 Homes)

	<u>Total</u>	<u>Cost Per Lot</u>
Utility Costs	\$537,885.37	\$5,074.39
Contractor Costs	\$338,165.85	\$3,190.24
Sub-Total	<u>\$876,051.22</u>	<u>\$8,264.63</u>

Overall Area Total:	<u>\$3,595,961.85</u>	
Overall Area Cost Per Lot:		<u>\$33,924.17</u>



74-130 Country Club Drive, Suite 102
 Palm Desert, CA 92260
 Phone: (760) 601-3390, Fax (760) 346-8518

Date: 1/28/09

Exhibit B Dry Utility Opinion Of Cost

Backbone Overall Estimate

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 4 - Sagebrush
Attn:	Nick Nickerson	Type:	Residential
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Sample Area - Bottlebrush Drive East of Date Palm Drive

Summary Estimated Costs:

Description	Quantity	Unit	Cost Per	Cost
Electric				
IID Distribution - Commercial	0	Ft.	\$55.00	\$0.00
IID Distribution - Residential	2410	Ft.	\$45.00	\$108,450.00
IID Back Bone Footage	2600	Ft.	\$85.00	\$221,000.00
IID Overhead Removals	3650	Ft.	\$50.00	\$182,500.00
IID Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
IID Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$511,950.00
Telephone				
Telephone Conversion/Relocation	5010	Ft.	\$50.00	\$250,500.00
Telephone Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
Telephone Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
ITCC Charges	0	Ea.	33%	\$82,665.00
Total				\$333,165.00
CATV				
CATV Conversion	5010	Ft.	\$50.00	\$250,500.00
CATV Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
CATV Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$250,500.00
Subtotal Utility Costs				\$1,095,615.00
Contractor				
BB Trench, Backfill, Conduit, Full Encasement	2410	Ft.	\$105.00	\$253,050.00
BB Trench, Backfill, Conduit, Semi Encasement	2600	Ea.	\$85.00	\$221,000.00
Local Distribution Trench, Backfill, Conduit, No Encasement	1000	Ft.	\$65.00	\$65,000.00
Convert Service with existing UG Service		Ea.	\$1,800.00	\$0.00
Convert Service with existing OH Service		Ea.	\$3,300.00	\$0.00
Miscellaneous Services	300	Ft.	\$35.00	\$10,500.00
Total				\$549,550.00
Subtotal Contractor Costs				\$549,550.00
Total Backbone Cost				\$1,645,165.00
Total Number of Lots				165
Backbone Surcharge Per Lot				\$9,970.70



Date: 1/28/2009

Exhibit B Dry Utility Opinion Of Cost Optional Items

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 4 - Sagebrush Backbone
Attn:	Nick Nickerson	Type:	Residential
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Gas

Distribution Main	0 Ft.	\$15.00	\$0.00
Distribution Main/Bring - Up	0 Ft.	\$17.00	\$0.00
Gas Main Relocation	0 Ft.	\$25.00	\$0.00
Service Stubs	0 Ea.	\$150.00	\$0.00
Joint Trench Credit	0 Ft.	(\$1.00)	\$0.00
ITCC Charges	0 Ea.	35%	\$0.00
Total			\$0.00

Street Lights

Electroliers/Heads In-Tract	0 Ea.	\$1,700.00	\$0.00
Electroliers/Heads Backbone	6 Ea.	\$2,200.00	\$13,255.00
Meter Pedestal	10 Ea.	\$3,655.00	\$36,550.00
Total			\$49,805.00



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 Palm Desert, CA 92260
 Phone: (760) 601-3390, Fax (760) 346-8518

Date: 1/28/09

Exhibit C Dry Utility Opinion Of Cost

Residential Right of Way Estimate

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico		Area 4 - Sagebrush
	La Quinta, CA 92562		
Attn:	Nick Nickerson	Type:	Residential
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Sample Area - Bottlebrush Drive East of Date Palm Drive

Summary Estimated Costs:

Description	Quantity	Unit	Cost Per	Cost
Electric				
IID Distribution - Commercial	0	Ft.	\$55.00	\$0.00
IID Distribution - Residential	1299	Ft.	\$45.00	\$58,455.00
IID Back Bone Footage	200	Ft.	\$85.00	\$17,000.00
IID Overhead Removals	1150	Ft.	\$50.00	\$57,500.00
IID Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
IID Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$132,955.00
Telephone				
Telephone Conversion/Relocation	1299	Ft.	\$50.00	\$64,950.00
Telephone Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
Telephone Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
ITCC Charges	0	Ea.	33%	\$21,433.50
Total				\$86,383.50
CATV				
CATV Conversion	1299	Ft.	\$50.00	\$64,950.00
CATV Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
CATV Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$64,950.00
Subtotal Utility Costs				\$284,288.50
Contractor				
BB Trench, Backfill, Conduit, Full Encasement	200	Ft.	\$105.00	\$21,000.00
BB Trench, Backfill, Conduit, Semi Encasement	1299	Ea.	\$85.00	\$110,415.00
Local Distribution Trench, Backfill, Conduit, No Encasement	0	Ft.	\$65.00	\$0.00
Convert Service with existing UG Service	0	Ea.	\$1,800.00	\$0.00
Convert Service with existing OH Service	0	Ea.	\$3,300.00	\$0.00
Mainline Services	0	Ft.	\$35.00	\$0.00
Total				\$131,415.00
Subtotal Contractor Costs				\$131,415.00
Total Right Of Way Cost				\$415,703.50
Total Number of Lots				41
Right of Way Surcharge Per Lot				\$10,139.11



Date: 1/28/2009

Exhibit C Dry Utility Opinion Of Cost Optional Items

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 4 - Sagebrush Right Of Way
Attn:	Nick Nickerson	Type:	Residential
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Gas

Distribution Main	0 Ft.	\$15.00	\$0.00
Distribution Main/Bring - Up	0 Ft.	\$17.00	\$0.00
Gas Main Relocation	0 Ft.	\$25.00	\$0.00
Service Stubs	0 Ea.	\$150.00	\$0.00
Joint Trench Credit	0 Ft.	(\$1.00)	\$0.00
ITCC Charges	0 Ea.	35%	\$0.00
Total			\$0.00

Street Lights

Electroliers/Heads In-Tract	3 Ea.	\$1,700.00	\$5,100.00
Electroliers/Heads Backbone	0 Ea.	\$2,200.00	\$0.00
Meter Pedestal	0 Ea.	\$3,655.00	\$0.00
Total			\$5,100.00



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 Palm Desert, CA 92260
 Phone: (760) 601-3390, Fax (760) 346-8518

Date: 1/28/09

Exhibit D Dry Utility Opinion Of Cost

Residential Private Property Estimate

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 4 - Sagebrush
Attn:	Nick Nickerson	Type:	Residential
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Sample Area - Bottlebrush Drive East of Date Palm Drive

Summary Estimated Costs:

Description	Quantity	Unit	Cost Per	Cost
Electric				
IID Distribution - Commercial	0	Ft.	\$55.00	\$0.00
IID Distribution - Residential	0	Ft.	\$45.00	\$0.00
IID Back Bone Footage	0	Ft.	\$85.00	\$0.00
IID Overhead Removals	0	Ft.	\$50.00	\$0.00
IID Service Conversion with UG Service	3	Ea.	\$950.00	\$2,850.00
IID Service Conversion with OH Service	38	Ea.	\$1,750.00	\$66,500.00
Total				\$69,350.00
Telephone				
Telephone Conversion/Relocation	0	Ft.	\$50.00	\$0.00
Telephone Service Conversion with UG Service	3	Ea.	\$950.00	\$2,850.00
Telephone Service Conversion with OH Service	38	Ea.	\$1,750.00	\$66,500.00
ITCC Charges	0	Ea.	33%	\$0.00
Total				\$69,350.00
CATV				
CATV Conversion	0	Ft.	\$50.00	\$0.00
CATV Service Conversion with UG Service	3	Ea.	\$950.00	\$2,850.00
CATV Service Conversion with OH Service	38	Ea.	\$1,750.00	\$66,500.00
Total				\$69,350.00
Subtotal Utility Costs				\$208,050.00
Contractor				
BB Trench, Backfill, Conduit, Full Encasement	0	Ft.	\$105.00	\$0.00
BB Trench, Backfill, Conduit, Semi Encasement	0	Ea.	\$85.00	\$0.00
Local Distribution Trench, Backfill, Conduit, No Encasement	0	Ft.	\$65.00	\$0.00
Convert Service with existing UG Service	3	Ea.	\$1,800.00	\$5,400.00
Convert Service with existing OH Service	38	Ea.	\$3,300.00	\$125,400.00
Mainline Services	0	Ft.	\$35.00	\$0.00
Total				\$130,800.00
Subtotal Contractor Costs				\$130,800.00
Total Private Property Cost				\$338,850.00
Total Number of Lots				41
Private Property Surcharge Per Lot				\$8,264.63



Date: 1/28/2009

Exhibit D Dry Utility Opinion Of Cost Optional Items

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 4 - Sagebrush Private Property
Attn:	Nick Nickerson	Type:	Residential
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Gas

Distribution Main	0 Ft.	\$15.00	\$0.00
Distribution Main/Bring - Up	0 Ft.	\$17.00	\$0.00
Gas Main Relocation	0 Ft.	\$25.00	\$0.00
Service Stubs	0 Ea.	\$150.00	\$0.00
Joint Trench Credit	0 Ft.	(\$1.00)	\$0.00
ITCC Charges	0 Ea.	35%	\$0.00
Total			\$0.00

Street Lights

Electroliers/Heads In-Tract	3 Ea.	\$1,700.00	\$5,100.00
Electroliers/Heads Backbone	0 Ea.	\$2,200.00	\$0.00
Meter Pedestal	0 Ea.	\$3,655.00	\$0.00
Total			\$5,100.00

Study Area 5- Highland Palms: is residential and identified as Highland Palms, it is bordered by Highland Palms Drive to the west and south, Washington Street to the east, and Singing Palms Drive to the north.

The majority of the electrical, telephone, and cable TV facilities in Area 5 are overhead facilities. The utility's main overhead feeder systems run along Highland Palms Drive, as well as north and south along the rear property lines of the homes on Washington Street. The utility's local distribution systems primarily run east and west along the rear property lines of the homes.

The Public Right of Way and Private Property cost estimates were based on a sample study area of Highland Palms Drive.

- The homes in this area are predominately served by overhead services.
- The type of home and front and rear yard landscaping varies.
- Few vacant lots in this area.
- The residential lot frontage is greater than the Cove.
- The facilities along Highland Palms Drive run along the lot frontages.

Exhibit A

**City Of La Quinta
Study Area 5
Highland Palms**

Area #5

Sample Area

Highland Palms Drive from Washington Street west to area limits

Description of Sample Area

Number of Lots in sample area:

20

Linear Footage:

1280

Description of existing utilities:

The existing overhead utilities include: Imperial Irrigation District (electric), Verizon (phone), Time Warner (cable TV).
The existing overhead facilities and poles are located primarily along the rear property line of the homes.
There are also existing overhead facilities on the street frontage of Highland Palms Drive.

Description of existing services:

The existing utility services are underground/overhead from the overhead poles to the homes...

Description of new underground utilities:

The new underground utilities will be placed in a shared joint trench.

It is assumed that the utilities will install the new underground facilities in a shared joint trench in the existing streets

Estimate of Costs - Backbone (20 Homes)

Utility Costs

Total
\$379,871.28

Cost Per Lot
\$18,993.56

Contractor Costs

\$169,393.62

\$8,469.68

Sub-Total

\$549,264.89

\$27,463.24

Estimate of Costs - Right Of Way (20 Homes)

Utility Costs

Total
\$298,720.00

Cost Per Lot
\$14,936.00

Contractor Costs

\$142,800.00

\$7,140.00

Sub-Total

\$441,520.00

\$22,076.00

Estimate of Costs - Private Property (20 Homes)

Utility Costs

Total
\$102,600.00

Cost Per Lot
\$5,130.00

Contractor Costs

\$64,500.00

\$3,225.00

Sub-Total

\$167,100.00

\$8,355.00

Sample Area Total:

\$1,157,884.89

Sample Area Cost Per Lot:

\$57,894.24

Exhibit A

**City Of La Quinta
Study Area 5
Highland Palms**

Area #5

OVERALL ESTIMATE Area 5

Description of Area

Area south of Singing Palms Drive, west of Washington Streets, east and north of Highland Palms Drive

Description of existing utilities:

The existing overhead utilities include: Imperial Irrigation District (electric), Verizon (phone), Time Warner (cable TV). The existing overhead facilities and poles are located along the rear property line of the homes and businesses. There are also existing overhead facilities on the street frontage of Desert Club Drive.

Description of existing services:

The utility services are underground/overhead from the overhead poles to the homes...

Description of new underground utilities:

The new underground utilities will be placed in a shared joint trench.

It is assumed that the utilities will approve placement of their new underground facilities in the existing streets

Estimate of Costs - Backbone (94 Homes)

	<u>Total</u>	<u>Cost Per Lot</u>
Utility Costs	\$1,785,395.00	\$18,993.56
Contractor Costs	\$796,150.00	\$8,469.68
Sub-Total	\$2,581,545.00	\$27,463.24

Estimate of Costs - Right Of Way (94 Homes)

	<u>Total</u>	<u>Cost Per Lot</u>
Utility Costs	\$1,403,984.00	\$14,936.00
Contractor Costs	\$671,160.00	\$7,140.00
Sub-Total	\$2,075,144.00	\$22,076.00

Estimate of Costs - Private Property (94 Homes)

	<u>Total</u>	<u>Cost Per Lot</u>
Utility Costs	\$482,220.00	\$5,130.00
Contractor Costs	\$303,150.00	\$3,225.00
Sub-Total	\$785,370.00	\$8,355.00

Overall Area Total:

\$5,442,059.00

Overall Area Cost Per Lot:

\$57,894.24



74-130 Country Club Drive, Suite 102
 Palm Desert, CA 92260
 Phone: (760) 601-3390, Fax (760) 346-8518

Date: 1/28/09

Exhibit B Dry Utility Opinion Of Cost

Backbone Overall Estimate

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 5 - Highland Palms Residential
Attn:	Nick Nickerson		
Telephone:	(760) 346-7481	Type:	Residential
Fax:	(760) 346-8315	City/County:	La Quinta, Riverside Co

Sample Area - Highland Palms Drive

Summary Estimated Costs:

Description	Quantity	Unit	Cost Per	Cost
Electric				
IID Distribution - Commercial	0	Ft.	\$55.00	\$0.00
IID Distribution - Residential	3705	Ft.	\$45.00	\$166,725.00
IID Back Bone Footage	4025	Ft.	\$85.00	\$342,125.00
IID Overhead Removals	7520	Ft.	\$50.00	\$376,000.00
IID Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
IID Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$884,850.00
Telephone				
Telephone Conversion/Relocation	7730	Ft.	\$50.00	\$386,500.00
Telephone Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
Telephone Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
ITCC Charges	0	Ea.	33%	\$127,545.00
Total				\$514,045.00
CATV				
CATV Conversion	7730	Ft.	\$50.00	\$386,500.00
CATV Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
CATV Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$386,500.00
Subtotal Utility Costs				\$1,785,395.00
Contractor				
BB Trench, Backfill, Conduit, Full Encasement	3705	Ft.	\$105.00	\$389,025.00
BB Trench, Backfill, Conduit, Semi Encasement	4025	Ea.	\$85.00	\$342,125.00
Local Distribution Trench, Backfill, Conduit, No Encasement	1000	Ft.	\$65.00	\$65,000.00
Convert Service with existing UG Service		Ea.	\$1,800.00	\$0.00
Convert Service with existing OH Service		Ea.	\$3,300.00	\$0.00
Mainline Services	0	Ft.	\$35.00	\$0.00
Total				\$796,150.00
Subtotal Contractor Costs				\$796,150.00
Total Backbone Cost				\$2,581,545.00
Total Number of Lots				94
Backbone Surcharge Per Lot				\$27,463.24



Date: 1/28/2009

Exhibit B Dry Utility Opinion Of Cost Optional Items

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 5 - Highland Palms Residential Backbone
Attn:	Nick Nickerson	Type:	Residential
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Gas

Distribution Main	0 Ft.	\$15.00	\$0.00
Distribution Main/Bring - Up	0 Ft.	\$17.00	\$0.00
Gas Main Relocation	0 Ft.	\$25.00	\$0.00
Service Stubs	0 Ea.	\$150.00	\$0.00
Joint Trench Credit	0 Ft.	(\$1.00)	\$0.00
ITCC Charges	0 Ea.	35%	\$0.00
Total			\$0.00

Street Lights

Electroliers/Heads In-Tract	0 Ea.	\$1,700.00	\$0.00
Electroliers/Heads Backbone	9 Ea.	\$2,200.00	\$20,377.50
Meter Pedestal	10 Ea.	\$3,655.00	\$36,550.00
Total			\$56,927.50



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 Palm Desert, CA 92260
 Phone: (760) 601-3390, Fax (760) 346-8518

Date: 1/28/09

Exhibit C Dry Utility Opinion Of Cost

Residential Right of Way Estimate

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 5 - Highland Palms Residential
Attn:	Nick Nickerson		
Telephone:	(760) 346-7481	Type:	Residential
Fax:	(760) 346-8315	City/County:	La Quinta, Riverside Co

Sample Area - Highland Palms Drive

Summary Estimated Costs:

Description	Quantity	Unit	Cost Per	Cost
Electric				
IID Distribution - Commercial	200	Ft.	\$55.00	\$11,000.00
IID Distribution - Residential	1280	Ft.	\$45.00	\$57,600.00
IID Back Bone Footage	200	Ft.	\$85.00	\$17,000.00
IID Overhead Removals	1280	Ft.	\$50.00	\$64,000.00
IID Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
IID Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$149,600.00
Telephone				
Telephone Conversion/Relocation	1280	Ft.	\$50.00	\$64,000.00
Telephone Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
Telephone Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
ITCC Charges	0	Ea.	33%	\$21,120.00
Total				\$85,120.00
CATV				
CATV Conversion	1280	Ft.	\$50.00	\$64,000.00
CATV Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
CATV Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$64,000.00
Subtotal Utility Costs				\$298,720.00
Contractor				
BB Trench, Backfill, Conduit, Full Encasement	200	Ft.	\$105.00	\$21,000.00
BB Trench, Backfill, Conduit, Semi Encasement	1280	Ea.	\$85.00	\$108,800.00
Local Distribution Trench, Backfill, Conduit, No Encasement	200	Ft.	\$65.00	\$13,000.00
Convert Service with existing UG Service	0	Ea.	\$1,800.00	\$0.00
Convert Service with existing OH Service	0	Ea.	\$3,300.00	\$0.00
Mainline Services	0	Ft.	\$35.00	\$0.00
Total				\$142,800.00
Subtotal Contractor Costs				\$142,800.00
Total Right Of Way Cost				\$441,520.00
Total Number of Lots				20
Right of Way Surcharge Per Lot				\$22,076.00



Date: 1/28/2009

Exhibit C Dry Utility Opinion Of Cost Optional Items

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 5 - Highland Palms Residential Right Of Way
Attn:	Nick Nickerson	Type:	Residential
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Gas

Distribution Main	0 Ft.	\$15.00		\$0.00
Distribution Main/Bring - Up	0 Ft.	\$17.00		\$0.00
Gas Main Relocation	0 Ft.	\$25.00		\$0.00
Service Stubs	0 Ea.	\$150.00		\$0.00
Joint Trench Credit	0 Ft.	(\$1.00)		\$0.00
ITCC Charges	0 Ea.	35%		\$0.00
Total				\$0.00

Street Lights

Electroliers/Heads In-Tract	3 Ea.	\$1,700.00		\$5,100.00
Electroliers/Heads Backbone	0 Ea.	\$2,200.00		\$0.00
Meter Pedestal	0 Ea.	\$3,655.00		\$0.00
Total				\$5,100.00



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Date: 1/28/09

Exhibit D Dry Utility Opinion Of Cost

Residential Private Property Estimate

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 5 - Highland Palms Residential
Attn:	Nick Nickerson	Type:	Residential
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Sample Area - Highland Palms Drive

Summary Estimated Costs:

Description	Quantity	Unit	Cost Per	Cost
Electric				
IID Distribution - Commercial	0	Ft.	\$55.00	\$0.00
IID Distribution - Residential	0	Ft.	\$45.00	\$0.00
IID Back Bone Footage	0	Ft.	\$85.00	\$0.00
IID Overhead Removals	0	Ft.	\$50.00	\$0.00
IID Service Conversion with UG Service	1	Ea.	\$950.00	\$950.00
IID Service Conversion with OH Service	19	Ea.	\$1,750.00	\$33,250.00
Total				\$34,200.00
Telephone				
Telephone Conversion/Relocation	0	Ft.	\$50.00	\$0.00
Telephone Service Conversion with UG Service	1	Ea.	\$950.00	\$950.00
Telephone Service Conversion with OH Service	19	Ea.	\$1,750.00	\$33,250.00
ITCC Charges	0	Ea.	33%	\$0.00
Total				\$34,200.00
CATV				
CATV Conversion	0	Ft.	\$50.00	\$0.00
CATV Service Conversion with UG Service	1	Ea.	\$950.00	\$950.00
CATV Service Conversion with OH Service	19	Ea.	\$1,750.00	\$33,250.00
Total				\$34,200.00
Subtotal Utility Costs				\$102,600.00
Contractor				
BB Trench, Backfill, Conduit, Full Encasement	0	Ft.	\$105.00	\$0.00
BB Trench, Backfill, Conduit, Semi Encasement	0	Ea.	\$85.00	\$0.00
Local Distribution Trench, Backfill, Conduit, No Encasement	0	Ft.	\$65.00	\$0.00
Convert Service with existing UG Service	1	Ea.	\$1,800.00	\$1,800.00
Convert Service with existing OH Service	19	Ea.	\$3,300.00	\$62,700.00
Mainline Services	0	Ft.	\$35.00	\$0.00
Total				\$64,500.00
Subtotal Contractor Costs				\$64,500.00
Total Private Property Cost				\$167,100.00
Total Number of Lots				20
Private Property Surcharge Per Lot				\$8,355.00



Date: 1/28/2009

Exhibit D Dry Utility Opinion Of Cost Optional Items

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 5 - Highland Palms Residential Private Property
Attn:	Nick Nickerson	Type:	Residential
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Gas

Distribution Main	0 Ft.	\$15.00	\$0.00
Distribution Main/Bring - Up	0 Ft.	\$17.00	\$0.00
Gas Main Relocation	0 Ft.	\$25.00	\$0.00
Service Stubs	0 Ea.	\$150.00	\$0.00
Joint Trench Credit	0 Ft.	(\$1.00)	\$0.00
ITCC Charges	0 Ea.	35%	\$0.00
Total			\$0.00

Street Lights

Electroliers/Heads In-Tract	3 Ea.	\$1,700.00	\$5,100.00
Electroliers/Heads Backbone	0 Ea.	\$2,200.00	\$0.00
Meter Pedestal	0 Ea.	\$3,655.00	\$0.00
Total			\$5,100.00

Study Area 6 - Westward Ho: is residential and is bordered by Roudel Lane to the west, Jefferson Street to the east, Westward Ho Drive to the north, and Cortez Lane and Fiesta Drive to the south. Study Area 6 also includes the eastern side of Dune Palms Road between Westward Ho Drive and the flood channel.

The utility's main overhead feeder systems run north and south along Dune Palms Road and Roadrunner Lane. The utility's local distribution systems primarily run along the rear property lines of the homes.

The Public Right of Way and Private Property cost estimates were based on a sample study area of Fiesta Drive from Roadrunner Lane to Jefferson Street.

- The homes in this area are predominately served by underground services.
- The type of home and front and rear yard landscaping varies.
- Few vacant lots in this area.
- The residential lot frontage is greater than the Cove.
- The facilities along Fiesta Drive run along the lot frontages.
- 6 of the homes in this area are served by freestanding meters poles which will require existing underground customer cable feeds will have to be intercepted.

Exhibit A

**City Of La Quinta
Study Area 6
Westward Ho**

Area #6

Sample Area

Fiesta Drive, from Roadrunner Lane to Jefferson Street

Description of Sample Area

Number of Lots in sample area:

28

Linear Footage:

1371

Description of existing utilities:

The existing overhead utilities include: Imperial Irrigation District (electric), Verizon (phone), Time Warner (cable TV).
The existing overhead facilities and poles are located along the front property line of the homes.
There are also existing overhead facilities on the street frontage of Dune Palms Drive.

Description of existing services:

The existing utility services are underground/overhead from the overhead poles to the homes...

Description of new underground utilities:

The new underground utilities will be placed in a shared joint trench.

It is assumed that the utilities will install the new underground facilities in a shared joint trench in the existing streets

Estimate of Costs - Backbone (28 Homes)

Utility Costs

Total
\$538,309.95

Cost Per Lot
\$19,225.36

Contractor Costs

\$220,597.83

\$7,878.49

Sub-Total

\$758,907.78

\$27,103.85

Estimate of Costs - Right Of Way (28 Homes)

Utility Costs

Total
\$344,716.50

Cost Per Lot
\$12,311.30

Contractor Costs

\$132,535.00

\$4,733.39

Sub-Total

\$477,251.50

\$17,044.70

Estimate of Costs - Private Property (28 Homes)

Utility Costs

Total
\$79,800.00

Cost Per Lot
\$2,850.00

Contractor Costs

\$59,400.00

\$2,121.43

Sub-Total

\$139,200.00

\$4,971.43

Sample Area Total:

\$1,375,359.28

Sample Area Cost Per Lot:

\$49,119.97

Exhibit A

**City of La Quinta
Study Area 6
Westward Ho**

Area #6

OVERALL ESTIMATE Area 6

Description of Area

Fiesta Drive, from Roadrunner Lane to Jefferson Street

Description of existing utilities:

The existing overhead utilities include: Imperial Irrigation District (electric), Verizon (phone), Time Warner (cable TV).
The existing overhead facilities and poles are located along the rear property line and the front property lines of the homes.
There are also existing overhead facilities on the street frontage of Dune Palms Drive.

Description of existing services:

The utility services are underground/overhead from the overhead poles to the homes...

Description of new underground utilities:

The new underground utilities will be placed in a shared joint trench.
It is assumed that the utilities will approve placement of their new underground facilities in the existing streets

Estimate of Costs - Backbone (83 Homes)

	<u>Total</u>	<u>Cost Per Lot</u>
Utility Costs	\$1,595,704.50	\$19,225.36
Contractor Costs	\$653,915.00	\$7,878.49
Sub-Total	\$2,249,619.50	\$27,103.85

Estimate of Costs - Right Of Way (83 Homes)

	<u>Total</u>	<u>Cost Per Lot</u>
Utility Costs	\$1,021,838.20	\$12,311.30
Contractor Costs	\$392,871.61	\$4,733.39
Sub-Total	\$1,414,709.80	\$17,044.70

Estimate of Costs - Private Property (83 Homes)

	<u>Total</u>	<u>Cost Per Lot</u>
Utility Costs	\$236,550.00	\$2,850.00
Contractor Costs	\$176,078.57	\$2,121.43
Sub-Total	\$412,628.57	\$4,971.43

Sample Area Total:

\$4,076,957.88

Sample Area Cost Per Lot:

\$49,119.97



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Date: 1/28/09

Exhibit B Dry Utility Opinion Of Cost

Backbone Overall Estimate

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 6 - Westward Ho
Attn:	Nick Nickerson	Type:	Residential
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Sample Area - Fiesta Drive from Roadrunner Lane to Jefferson Street

Summary Estimated Costs:

Description	Quantity	Unit	Cost Per	Cost
Electric				
IID Distribution - Commercial	0	Ft.	\$55.00	\$0.00
IID Distribution - Residential	4570	Ft.	\$45.00	\$205,650.00
IID Back Bone Footage	2033	Ft.	\$85.00	\$172,805.00
IID Overhead Removals	8960	Ft.	\$50.00	\$448,000.00
IID Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
IID Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$826,455.00
Telephone				
Telephone Conversion/Relocation	6603	Ft.	\$50.00	\$330,150.00
Telephone Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
Telephone Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
ITCC Charges	0	Ea.	33%	\$108,949.50
Total				\$439,099.50
CATV				
CATV Conversion	6603	Ft.	\$50.00	\$330,150.00
CATV Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
CATV Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$330,150.00
Subtotal Utility Costs				\$1,595,704.50
Contractor				
BB Trench, Backfill, Conduit, Full Encasement	2033	Ft.	\$105.00	\$213,465.00
BB Trench, Backfill, Conduit, Semi Encasement	4570	Ea.	\$85.00	\$388,450.00
Local Distribution Trench, Backfill, Conduit, No Encasement	800	Ft.	\$65.00	\$52,000.00
Convert Service with existing UG Service		Ea.	\$1,800.00	\$0.00
Convert Service with existing OH Service		Ea.	\$3,300.00	\$0.00
Mainline Services	0	Ft.	\$35.00	\$0.00
Total				\$653,915.00
Subtotal Contractor Costs				\$653,915.00
Total Backbone Cost				\$2,249,619.50
Total Number of Lots				83
Backbone Surcharge Per Lot				\$27,103.86



Date: 1/28/2009

Exhibit B Dry Utility Opinion Of Cost Optional Items

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 6 - Westward Ho Backbone
Attn:	Nick Nickerson	Type:	Residential
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Gas

Distribution Main	0 Ft.	\$15.00	\$0.00
Distribution Main/Bring - Up	0 Ft.	\$17.00	\$0.00
Gas Main Relocation	0 Ft.	\$25.00	\$0.00
Service Stubs	0 Ea.	\$150.00	\$0.00
Joint Trench Credit	0 Ft.	(\$1.00)	\$0.00
ITCC Charges	0 Ea.	35%	\$0.00
Total			\$0.00

Street Lights

Electroliers/Heads In-Tract	0 Ea.	\$1,700.00	\$0.00
Electroliers/Heads Backbone	5 Ea.	\$2,200.00	\$11,181.50
Meter Pedestal	10 Ea.	\$3,655.00	\$36,550.00
Total			\$47,731.50



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 Phone: (760) 601-3390, Fax (760) 346-8518

Date: 1/28/09

Exhibit C Dry Utility Opinion Of Cost

Residential Right of Way Estimate

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 6 - Westward Ho
Attn:	Nick Nickerson	Type:	Residential
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Sample Area - Fiesta Drive from Roadrunner Lane to Jefferson Street

Summary Estimated Costs:

Description	Quantity	Unit	Cost Per	Cost
Electric				
IID Distribution - Commercial	0	Ft.	\$55.00	\$0.00
IID Distribution - Residential	571	Ft.	\$45.00	\$25,695.00
IID Back Bone Footage	800	Ft.	\$85.00	\$68,000.00
IID Overhead Removals	1826	Ft.	\$50.00	\$91,300.00
IID Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
IID Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$184,995.00
Telephone				
Telephone Conversion/Relocation	1371	Ft.	\$50.00	\$68,550.00
Telephone Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
Telephone Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
ITCC Charges	0	Ea.	33%	\$22,621.50
Total				\$91,171.50
CATV				
CATV Conversion	1371	Ft.	\$50.00	\$68,550.00
CATV Service Conversion with UG Service	0	Ea.	\$950.00	\$0.00
CATV Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$68,550.00
Subtotal Utility Costs				\$344,716.50
Contractor				
BB Trench, Backfill, Conduit, Full Encasement	800	Ft.	\$105.00	\$84,000.00
BB Trench, Backfill, Conduit, Semi Encasement	571	Ea.	\$85.00	\$48,535.00
Local Distribution Trench, Backfill, Conduit, No Encasement	0	Ft.	\$65.00	\$0.00
Convert Service with existing UG Service	0	Ea.	\$1,800.00	\$0.00
Convert Service with existing OH Service	0	Ea.	\$3,300.00	\$0.00
Mainline Services	0	Ft.	\$35.00	\$0.00
Total				\$132,535.00
Subtotal Contractor Costs				\$132,535.00
Total Right of Way Cost				\$132,535.00
Total Number of Lots				28
Right of Way Surcharge Per Lot				\$4,733.39



Date: 1/28/2009

Exhibit C Dry Utility Opinion Of Cost Optional Items

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 6 - Westward Ho Right Of Way
Attn:	Nick Nickerson	Type:	Residential
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Gas			
Distribution Main	0 Ft.	\$15.00	\$0.00
Distribution Main/Bring - Up	0 Ft.	\$17.00	\$0.00
Gas Main Relocation	0 Ft.	\$25.00	\$0.00
Service Stubs	0 Ea.	\$150.00	\$0.00
Joint Trench Credit	0 Ft.	(\$1.00)	\$0.00
ITCC Charges	0 Ea.	35%	\$0.00
Total			\$0.00
Street Lights			
Electroliers/Heads In-Tract	3 Ea.	\$1,700.00	\$5,100.00
Electroliers/Heads Backbone	0 Ea.	\$2,200.00	\$0.00
Meter Pedestal	0 Ea.	\$3,655.00	\$0.00
Total			\$5,100.00



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 Palm Desert, CA 92260
 Phone: (760) 601-3390, Fax (760) 346-8518

Date: 1/28/09

Exhibit D Dry Utility Opinion Of Cost

Residential Private Property Estimate

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 6 - Westward Ho
Attn:	Nick Nickerson	Type:	Residential
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Sample Area - Fiesta Drive from Roadrunner Lane to Jefferson Street

Summary Estimated Costs:

Description	Quantity	Unit	Cost Per	Cost
Electric				
IID Distribution - Commercial	0	Ft.	\$55.00	\$0.00
IID Distribution - Residential	0	Ft.	\$45.00	\$0.00
IID Back Bone Footage	0	Ft.	\$85.00	\$0.00
IID Overhead Removals	0	Ft.	\$50.00	\$0.00
IID Service Conversion with UG Service	28	Ea	\$950.00	\$26,600.00
IID Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$26,600.00
Telephone				
Telephone Conversion/Relocation	0	Ft.	\$50.00	\$0.00
Telephone Service Conversion with UG Service	28	Ea.	\$950.00	\$26,600.00
Telephone Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
ITCC Charges	0	Ea	33%	\$0.00
Total				\$26,600.00
CATV				
CATV Conversion	0	Ft.	\$50.00	\$0.00
CATV Service Conversion with UG Service	28	Ea.	\$950.00	\$26,600.00
CATV Service Conversion with OH Service	0	Ea.	\$1,750.00	\$0.00
Total				\$26,600.00
Subtotal Utility Costs				\$79,800.00
Contractor				
BB Trench, Backfill, Conduit, Full Encasement	0	Ft.	\$105.00	\$0.00
BB Trench, Backfill, Conduit, Semi Encasement	0	Ea	\$85.00	\$0.00
Local Distribution Trench, Backfill, Conduit, No Encasement	0	Ft.	\$65.00	\$0.00
Convert Service with existing UG Service	22	Ea	\$1,800.00	\$39,600.00
Convert Service with existing UG - SPECIAL Service	6	Ea	\$3,300.00	\$19,800.00
Mainline Services	0	Ft.	\$35.00	\$0.00
Total				\$59,400.00
Subtotal Contractor Costs				\$59,400.00
Total Private Property Cost				\$139,200.00
Total Number of Lots				28
Private Property Surcharge Per Lot				\$4,971.43



Date: 1/28/2009

Exhibit D Dry Utility Opinion Of Cost Optional Items

Client:	City of La Quinta	Project:	La Quinta - Study
Address:	78-495 Calle Tampico La Quinta, CA 92562		Area 6 - Westward Ho Private Property
Attn:	Nick Nickerson	Type:	Residential
Telephone:	(760) 346-7481	City/County:	La Quinta, Riverside Co
Fax:	(760) 346-8315		

Gas

Distribution Main	0 Ft.	\$15.00	\$0.00
Distribution Main/Bring - Up	0 Ft.	\$17.00	\$0.00
Gas Main Relocation	0 Ft.	\$25.00	\$0.00
Service Stubs	0 Ea.	\$150.00	\$0.00
Joint Trench Credit	0 Ft.	(\$1.00)	\$0.00
ITCC Charges	0 Ea.	35%	\$0.00
Total			\$0.00

Street Lights

Electroliers/Heads In-Tract	3 Ea.	\$1,700.00	\$5,100.00
Electroliers/Heads Backbone	0 Ea.	\$2,200.00	\$0.00
Meter Pedestal	0 Ea.	\$3,655.00	\$0.00
Total			\$5,100.00

Definitions and Terminology:

IID Electric – These are the direct IID costs associated with this work. These costs include the total installed cost of all cable, connections, and equipment associated with the work.

IID Distribution (Local Distribution) - This is the cost associated with the cable to be placed in the street in front of the homes from transformer to transformer.

IID Backbone (Backbone) - This is the cost associated with the cable to be placed from the backbone system to the distribution system.

IID Overhead Removals - Identifies estimated costs associated with the removal of IID's overhead cable and poles and associated facilities. These fees have been shown as separate line item to show the costs that IID may participate in under Regulation 20.

IID Service Conversion with Existing Underground (UG) Service- Cost associated with reconnecting existing underground service to the new underground service.

IID Service Conversion with Existing Overhead (OH) Service - Cost associated with connecting a new underground service to the new underground system.

Verizon Telephone - These are the direct utility costs associated with this work. These costs include the total installed cost of all cable, connections, and equipment associated with the work.

Telephone Conversion/Relocation - This is the cost associated with the cable to be placed in the street in front of the homes from terminal to terminal.

Telephone Service Conversion with Existing UG Service - Cost associated with reconnecting existing service to the new underground service.

Telephone Service Conversion with Existing OH Service - Cost associated with connecting a new service to the new underground system.

Income Tax Component of Contribution (ITCC) Charges - The city should be able to petition the utility so that this tax is waived. The tax is shown and should be included in budget numbers until this is verified at time of design and construction.

CATV (Time Warner) - These are the direct utility costs associated with this work. These costs include the total installed cost of all cable, connections, and equipment associated with the work.

CATV Conversion/Relocation - This is the cost associated with converting the existing overhead system to an underground system. This cost includes the placement of the new cable and the removals.

CATV Service Conversion with Existing UG Service - Cost associated with reconnecting existing service to the new underground service.

CATV Service Conversion with Existing OH Service - Cost associated with connecting a new service to the new underground system.

Contractor - These costs are the costs the city would pay directly to a contractor to install all substructures (ie trenching, surface restoration, conduit installation, concrete substructures installations as required by each utility). These costs include: traffic control, dust and erosion control, mobilization and based upon a prevailing wage contract.

Optional items not included in standard cost estimate per the request of the City of La Quinta:

Gas – These are the direct utility costs associated with this work. These costs include the fees to the Southern California Gas Company for installation of its facilities. Southern California Gas Company may grant allowances based on the estimated usage and revenue allowance formulas.

Distribution Main (In-tract) - Cost to have the Southern California Gas Company install pipe in a trench provided by the City. This cost is for the main distribution facilities in the street fronting the houses.

Distribution Main/Bring Up (Backbone) - Cost to have the Southern California Gas Company install pipe in a trench provided by the City. This cost would be for the facilities running east/west from Avenida Bermudas to Avenida Montezuma.

Service Stubs - Cost for the number of gas service lateral stubs tapped in from the gas main.

Joint Trench Credit - If the City provides the gas trench Southern California Gas Company grant a credit per foot for their share of the trench.

Street Lights – These are the estimated costs associated with placing the cable and the street light for this work.

Electroliers/Heads in-tract - The number of lights is based on placing two lights along each segment of the in-tract street and at intersections.

Electroliers/Heads Backbone - The number of lights is based on placing a light at the end of each street and at intersections. This cost would be for the lights to be placed east/west from Avenida Bermudas to Avenida Montezuma.

Meter Pedestal - Cost for the City's contractor to place a electric meter pedestal to power the lights.

Section 5: Review of Rules, Regulations, and Franchise Agreements

Imperial Irrigation District (IID) - electric, Verizon- telephone, and Time Warner-cable television each have different Rules, Regulations, and Franchise Agreements which dictate how each respective utility participates in undergrounding project. This section of the study will address the specifics of each utility's requirements.

Imperial Irrigation District's participate in City initiated undergrounding projects is done in accordance with IID's Regulation 20A. A copy of IID's Regulation 20 is included in this report at the end of this section. Regulation 20A general provisions are:

- The city must submit the requested project to IID for consideration and consultation.
- The city must hold public hearings and adopt an ordinance establish an undergrounding district.
- The undergrounding area should be an area extensively used by the public with a heavy volume of pedestrian or vehicle traffic.
- The undergrounding district must be a minimum of one block or 600 feet in length.
- IID's financial participation is based upon it annual operating budgets and pre-determined allocations for underground projects. In the event there is no available budget for an undergrounding project the city should be able to at least qualify for a credit equal to an equivalent overhead system in accordance with Section B.

Verizon's participate in City initiated undergrounding projects are done in accordance with Verizon's General Exchange Tariff Section 2 is included in this report at the end of this section. Section 2 general provisions are:

- The city must submit the requested project to Verizon for consideration and consultation.
- The city must hold public hearings and adopt an ordinance establish an undergrounding district.
- The undergrounding area should be an area extensively used by the public with a heavy volume of pedestrian or vehicle traffic.

- Verizon will underground its facilities at the time and to the extent that the overhead electric distribution facilities are replaced.
- Verizon at its expense, will replace the existing overhead facilities with underground along public streets, roads, or on private land with easements.

Time Warner's participation in City initiated undergrounding projects should be in accordance with its Franchise Agreement with the City. Typically the cable television provider will participate financially in a similar manner as the incumbent phone company. In reviewing Time Warner's current Franchise Agreement with the City of La Quinta, no provisions for undergrounding were found. It is very likely that Time Warner will cooperate with the City and also underground its facilities in conjunction with the other utilities.

Recommendations:

- Begin meeting with the utilities as early as possible once it is determined if the City will proceed with a project area.
- IID budget more than a year in advance on major infrastructure projects. It will be important to work closely with IID very early in the planning process and in order to negotiate a satisfactory participation level with IID.
- IID has hinted that it will someday be discontinuing its Regulation 20A financial participation. Shared IID funding may not be available at some time in the future.
- Confirm with Time Warner they will participate financially in a manner equivalent to Verizon.
- The City will need to solicit community input, hold public workshops/hearings, and pass ordinances establishing the undergrounding districts in each area.

REGULATION NO. 20

ELECTRIC LINE CONVERSION

REPLACEMENT OF OVERHEAD WITH UNDERGROUND
DISTRIBUTION FACILITIES (15-KV OR LESS)

- A. The District will, at its expense, replace its existing overhead distribution facilities with underground distribution facilities along public streets and roads, provided that:
1. The governing body of the city or county in which such distribution facilities are and will be located has:
 - a. Determined, after consultation with the District and after holding public hearings on the subject, that such undergrounding is in the general public interest for one or more of the following reasons:

Such undergrounding will avoid or eliminate an unusually heavy concentration of overhead distribution facilities;

Said street or road or right-of-way is extensively used by the general public and carries a heavy volume of pedestrian or vehicular traffic;
 - b. Adopted an ordinance creating an underground district in the area in which both the existing and new facilities are and will be located requiring, among other things (i) that all existing overhead communication and electric distribution facilities in such district shall be removed, and (ii) that each property owner served from such electric overhead distribution facilities shall provide, in accordance with the District's regulations for underground service, all electrical facility changes on his premises necessary to receive service from the underground facilities of the District as soon as it is available, and (iii) authorizing the District to discontinue its overhead service.
 2. The District's total annual budgeted amount for undergrounding within any city or the unincorporated area of any county shall be allocated in the same ratio that the number of customers in such city or unincorporated area bears to the total system customers. The amounts so allocated may be exceeded where the District establishes that additional participation on a project is warranted. Such allocated amounts may be carried over for a reasonable and necessary period of time in communities with active undergrounding programs. In order to qualify as a community with an active undergrounding program the governing body must have adopted an ordinance or ordinances creating underground district and/or districts as set forth in Section A.1. of this regulation. Where there is a carry-over, the District has the right to set, as determined by its capability, reasonable limits on the rate of performance of the work to be financed by the funds carried over. Where amounts are not expended or

REGULATION NO. 20 - ELECTRIC LINE CONVERSION
REPLACEMENT OF OVERHEAD WITH UNDERGROUND
DISTRIBUTION FACILITIES (15-KV OR LESS) (Continued)

carried over for the community to which they are initially allocated they shall be assigned where additional participation on a project is warranted or be reallocated to communities with active undergrounding programs.

3. The undergrounding extends for a minimum distance of one block or 600 feet, whichever is the lesser.
- B. In circumstances other than those covered by A.1. above, the District will replace its existing overhead distribution facilities with underground distribution facilities along public streets and roads or other locations mutually agreed upon when requested by an applicant or applicants where all of the following conditions are met:
1. All property owners served from the overhead facilities to be removed first agree in writing to perform the wiring changes on their premises so that service may be furnished from the underground distribution system in accordance with the District's regulations and that the District may discontinue its overhead service upon completion of the underground facilities, or
 2. Suitable legislation is in effect requiring such property owners to make such necessary wiring changes and authorizing the District to discontinue its overhead service.
 3. The applicant has:
 - a. Furnished and installed the pads and vaults for transformers and associated equipment, conduits, ducts, boxes, pole bases and performed other work related to structures and substructures including breaking of pavement, trenching, back-filling and repaving required in connection with the installation of the underground system, all in accordance with the District's specifications, or in lieu thereof, paid the District to do so;
 - b. Transferred ownership of such facilities, in good condition, to the District; and
 - c. Paid a nonrefundable sum equal to the excess, if any, of the estimated costs, exclusive of transformers, meters and services, of completing the underground system and building a new equivalent overhead system.
 4. The area to be underground included both sides of a street for at least one block or 600 feet, whichever is the lesser, and all existing overhead communication and electric distribution facilities within the area will be removed.
 5. In circumstances other than those covered by 1. or 2. above, where mutually agreed upon by the District and an applicant, overhead distribution facilities may be re-

REGULATION NO. 20 - ELECTRIC LINE CONVERSION
REPLACEMENT OF OVERHEAD WITH UNDERGROUND
DISTRIBUTION FACILITIES (15-KV OR LESS) (Continued)

placed with underground distribution facilities, provided the applicant requesting the change pays, in advance, a nonrefundable sum equal to the estimated cost of the underground facilities less the estimated net salvage value and depreciation of the replaced overhead facilities. Underground services will be installed and maintained as provided in District's regulations applicable thereto.

6. The term "underground distribution system" means an electric distribution system (15-kV or less) with all wires installed underground, except those wires in surface mounted equipment enclosures.

Passed and adopted September 6, 1988.

RULES AND REGULATIONS

INTERRUPTIONS AND FAILURES OF SERVICE (Continued)

C. ERRORS IN TRANSMITTING, RECEIVING OR DELIVERING ORAL MESSAGES BY TELEPHONE

The Utility shall not be liable for errors in transmitting, receiving or delivering oral messages by telephone over the lines of the Utility and connecting utilities.

D. LOSS ARISING FROM NONDELIVERY OF WRITTEN MESSAGES

The Utility shall be liable for loss or damage which may occur in the course of the employment of any messenger not to exceed twenty times the charge for such messenger service, and shall be liable for loss or damage that may occur in the transmission of any message over its lines not to exceed the amount received for sending same.

FACILITIES TO PROVIDE REPLACEMENT OF AERIAL WITH UNDERGROUND FACILITIES

A. IN AREAS AFFECTED BY GENERAL PUBLIC INTEREST

The Utility will, at its expense, replace its existing aerial facilities with underground facilities along public streets and roads, and on public lands and private property across which rights-of-way satisfactory to the Utility have been obtained, or may be obtained without cost or condemnation, by the Utility, provided that:

RULES AND REGULATIONS

FACILITIES TO PROVIDE REPLACEMENT OF AERIAL WITH UNDERGROUND FACILITIES (Continued)

A. IN AREAS AFFECTED BY GENERAL PUBLIC INTEREST (Continued)

1. The governing body of the city or county in which such facilities are located has determined, after consultation with the Utility and after holding public hearings on the subject, that undergrounding is in the general public interest in a specified area for one or more of the following reasons:
 - o Such undergrounding will avoid or eliminate an unusually heavy concentration of aerial facilities;
 - o Said street, or road or right-of-way is in an area extensively used by the general public and carries a heavy volume of pedestrian or vehicular traffic;
 - o Said street, road or right-of-way adjoins or passes through a civic area or public recreation area or an area of unusual scenic interest to the general public.
2. The governing body adopted an ordinance creating an underground district in the area requiring, among other things,
 - o That all existing and future electric and communication distribution facilities will be placed underground, and
 - o That each property owner will provide and maintain the underground supporting structure needed on his property to furnish service to him from the underground facilities of the Utility when such are available.
3. The Utility will replace its aerial facilities at the time and only to the extent that the overhead electric distribution facilities are replaced.

RULES AND REGULATIONS

FACILITIES TO PROVIDE REPLACEMENT OF AERIAL WITH UNDERGROUND FACILITIES (Continued)

B. AT THE REQUEST OF GOVERNMENTAL AGENCIES OR GROUPS OF APPLICANTS

In circumstances other than those covered by A. above, the Utility will replace its aerial facilities located in a specified area with underground facilities along public streets and roads, and on public lands and private property across which rights-of-way satisfactory to the Utility have been obtained, or may be obtained without cost or condemnation, by the Utility upon request by a responsible party representing a governmental agency or group of applicants where all of the following conditions are met:

1. All property owners served by the aerial facilities to be replaced within a specific area designated by the governmental agency or group of applicants first agree in writing, or are required by suitable legislation, to pay the cost or to provide and to transfer ownership to the Utility, of the underground supporting structure along the public way and other utility rights-of-way in the area, and
2. All property owners in the area are required by ordinance or other legislation, or all agree in writing, to provide and maintain the underground supporting structure on their property, and
3. The area to be undergrounded includes both sides of a street for at least one block, and
4. Arrangements are made for the concurrent removal of all electric and communication aerial distribution facilities in the area.

RULES AND REGULATIONS

FACILITIES TO PROVIDE REPLACEMENT OF AERIAL WITH UNDERGROUND FACILITIES (Continued)

C. AT THE REQUEST OF INDIVIDUAL APPLICANTS

In circumstances other than those covered by A, B, or C above, where mutually agreed upon by the Utility and an applicant, aerial facilities may be replaced with underground facilities, provided the applicant requesting the change pays, in advance, a nonrefundable sum equal to the estimated cost of construction less the estimated net salvage value of the replaced aerial facilities.

D. AT UTILITY INITIATIVE

The Utility may, from time to time, replace sections of its aerial facilities with underground facilities at Utility expense for structural design considerations or its operating convenience.

LINE EXTENSIONS, SERVICE CONNECTIONS AND FACILITIES ON PREMISES OF CUSTOMER

A. LINE EXTENSIONS AND SERVICE CONNECTIONS

1. General

- a. Except as otherwise provided in these Rules, the Utility will, at its expense, construct, own and maintain all facilities necessary to serve applicants in accordance with its rates, rules and current construction standards, provided dedicated streets are available or acceptable easements can be obtained without charge or condemnation.
- b. Where an applicant requests a route or type of construction which is feasible but differs from that determined by the utility, he will be required to pay the estimated additional cost involved.

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**AGREEMENT RELATING TO THE CONSENT OF THE CITY
OF LA QUINTA, CALIFORNIA TO THE TRANSFER OF THE
FRANCHISE AGREEMENT HELD BY
MEDIA ONE ENTERPRISES, INC.**

This Agreement (the "Transfer Agreement") is entered into this 20th day of July, 1999, between and among the City of La Quinta, California (the "City"), and Media One Enterprises, Inc., (the "Transferor"), Summit Cable Services of Georgia, Inc., (the "Transferee"), and TWI Cable Inc. (the "Guarantor").

WHEREAS, City Council entered into a Franchise Agreement (the "Franchise") with a predecessor-in-interest of the Transferor pursuant to the provisions of the La Quinta Municipal Code (the "Ordinance") to operate a cable television system within the City (the "System"); and

WHEREAS, the Transferor has filed a written application to the City, (the "Application") wherein it has requested the consent of the City to the assignment of the Franchise to the Transferor (the "Transfer"); and

WHEREAS, it is the intent of the City to approve the transaction whereby ownership and control of the Franchise and the cable system (the "System") shall be held by the Transferee and guaranteed by the Guarantor; and

WHEREAS, the City Council of the City has reviewed the Transfer as well as all relevant documents, Staff Reports and recommendations; and

WHEREAS, pursuant to the Ordinance, the Transfer is subject to written consent of the City Council; and

WHEREAS, based upon the evidence presented to the City

Council, it has determined that it would be in the public interest to conditionally approve the Transfer.

NOW, THEREFORE, it is agreed by and between the parties as follows:

1. The City Council of the City hereby gives its consent and approval to the Transfer as described herein.

2. The granting of this consent to the Transfer does not render or waive the right of the City to approve any subsequent change in the ownership of the Franchise or the ownership or legal or operating control of the Transferee where required by the Ordinance and there shall be no further material change, amendment, or modification of the ownership or equity composition of the Transferee which requires advance consent of the City pursuant to the Ordinance without further written consent of the City Council.

3. By executing this Transfer Agreement, the Transferee agrees and acknowledges that (1) this Transfer Agreement and the approving resolution is not a new franchise agreement, the granting of a franchise, or the renewal of the existing franchise, but rather is exclusively an agreement to transfer control of the franchise and said Transfer Agreement neither affects nor prejudices in any way the City's or Transferee's rights under the Franchise; (2) under Section 625 of the Cable Act, the term "commercially impracticable" means, with respect to a cable operator, that it is commercially impracticable for the operator to comply with such requirement as a result of a change in conditions which is beyond the control of the operator and the nonoccurrence of which was a basic assumption on which the requirement was based. Transferee agrees that in judging whether particular obligations are commercially impracticable, the parties will not consider the economic burden of debt service and

equity requirements incurred directly or indirectly to fund the Transfer to the extent such debt service and equity exceeds the debt service and equity requirements of the Transferor as they existed prior to the Transfer.

4. By executing this Transfer Agreement, the Transferee hereby accepts all the terms and conditions of the Franchise, the Ordinance, that "Agreement relating to the Consent of the City of La Quinta, California to the Transfer of Control of the Franchise Agreement Granted to Providence Journal Company", dated as of October 17, 1995, (the "1995 Transfer Agreement"), that "Agreement Relating to the Consent of the City of La Quinta, California to the Transfer of Control of the Franchise Agreement Granted to Continental Cablevision, Inc., to U.S. West, Inc.", approved as of August 6, 1996 (the "1996 Transfer Agreement"), any lawful orders or directives of any administrative agency relating to the Franchise or the System including, but not limited to, the Federal Communications Commission (the "Commission") and this Transfer Agreement (collectively, the "Franchise Documents") and Transferee represents and warrants that it has examined the requirements of the Franchise Documents as well as the applicable federal, state, or local laws or regulations, and agrees to abide by all the terms and conditions thereof.

The Transferee agrees and acknowledges that it has found the Franchise Documents specified herein to be legally sufficient, enforceable, valid, and binding and accept the same without condition or reservation. Transferee shall assume all rate refund obligations and possessory interest tax refund liability, if any, both actual and contingent, of the Transferor. The Transferor agrees to cooperate and furnish relevant information in relation to any audit and/or investigation relative to any audit and/or investigation relative to breaches and/or defaults accruing subsequent to the Transfer.

To the extent that the Transferee or Guarantor, or any related person or entity, challenges the validity or interpretation of the Franchise Documents in the future in any administrative proceeding or court of law, such a challenge shall be subject to all defenses which would have been available to the City had the Transferor, or any related person or entity, brought said challenge(s) including, but not limited to, waiver, estoppel, consent, unclean hands and accord and satisfaction, as well as any and all defenses independently available to the Transferee or Guarantor.

5. The parties expressly agree and acknowledge that Paragraph 5 of the 1996 Transfer Agreement, and the terms and conditions thereof, are applicable and binding upon, the Transferee in relation to this Transfer for the period from the Effective Date of this Transfer Agreement until the earlier of a substantive modification of the Federal Communications Commission's existing Cost-of-Service Regulations so that Transfer Goodwill, or a portion thereof, is expressly provided as being includable in the calculation of any Regulated Rate or the Fifth Anniversary of the Effective Date of this Transfer Agreement.

6. On or before the Effective Date, the Transferor, or its designee, shall pay to the City up to the sum of Five Thousand Dollars (\$5,000.00), as invoiced by the City, which amount is paid in, and only in, complete satisfaction and reimbursement of all third-party costs incurred by the City in relation to the Transfer (the "Payment"). In regard to said Payment, the parties expressly agree and covenant as follows:

A. The Payment is within the exclusions from the term "franchise fee" set forth in Section 622(g)(2) of the Cable Act (47 U.S.C. §542(g)(2)); and

B. The Payment shall not be deemed to be in the nature of a tax, and shall be in addition to any and all taxes of general applicability or other fees or charges which the Transferor, the Transferee, or the Guarantor shall be required to pay to the City or to any state or federal agency or authority; and

C. Neither the Transferor, the Transferee nor the Guarantor shall have or make any claim or any deduction or other credit of all or any part of the amount of the Payment to be made pursuant to the franchise from or against any City or other governmental taxes of general applicability (including any such tax, fee, or assessment imposed on both utilities and cable operators or their services but not including a tax, fee, or assessment which is duly discriminatory against cable operators or cable subscribers or income taxes) or other fees or charges which the Transferor, the Transferee, or the Guarantor is required to pay to the City or other governmental agency; and

D. Neither the Transferor, the Transferee, nor the Guarantor shall apply or seek to apply all or any part of the amount of the Payment to be made pursuant to this Transfer Agreement as a deduction or other credit from or against any City or other government taxes of general applicability (other than income taxes) or other fees or charges; and

E. Neither the Transfer, the Transferee nor the Guarantor shall apply or seek to apply all or any part of the amount of any City or other government taxes or other fees or charges of general applicability (including any such tax, fee, or assessment imposed on both utilities and cable operators or their services) as a deduction or other credit from or against the Payment to be made pursuant to this Transfer Agreement; and

7. In regard to the Payment made to the City pursuant to this Transfer Agreement, the Transferor, Transferee, Guarantor, or any affiliate party will not pass through, externalize, or otherwise attempt to add the costs of the Payment pursuant to Paragraph 6 hereof, to any regulated rate.

8. Transferee represents that the letter of credit, insurance and bonding required by the Franchise Documents have been obtained, and that there will be no gaps in required coverages or liabilities. Transferee will continue to maintain the letter of credit and bonds that it was required to maintain under the Franchise notwithstanding the Transfer.

9. Transferor and Transferee agree to defend, indemnify and hold the City harmless against any loss, claim, damage, liability or expense (including, without limitation, reasonable attorney's fees) arising out of this Transfer Agreement and/or incurred as a result of any representation or warranty made by Transferor or Transferee herein or in the application or in connection with the City's Review of the Transfer which proves to be untrue or inaccurate in any material respect. In the event the City receives any such notice of a loss, claim, damage, liability or expense, the City shall promptly notify Transferor and Transferee which shall, at the sole discretion of the City assume sole and direct responsibility for defending against any such loss, claim, damage, liability or expense.

10. This consent is not an affirmation that Transferor is currently in compliance with the Franchise Agreement. Any consent given by the City in this Transfer Agreement and any resolution approving this Transfer Agreement is not a finding that, after the Transfer, Transferor or Transferee will be financially, technically or legally qualified, and no inference will be drawn, positively or negatively, as a result of the absence of a finding on this issue. Any consent is therefore

made without prejudice to, or waiver of, the City's right to fully investigate and consider Transferor or Transferee's financial, technical and legal qualifications and any other relevant considerations during any proceeding including by way of example and not limitation, any future transfer or renewal proceeding. Without limiting the foregoing, any approval of the Transfer is not a finding or representation that the Franchise will be renewed or extended (and approval shall not create an obligation to renew or extend the Franchise); that Transferor or Transferee is "financially, technically or legally" qualified to hold a franchise; or that any other renewal issue that may arise with respect to past performance or future cable-related needs and interests will be resolved in a manner favorable to Transferor or Transferee. Unless provided for within this Transfer Agreement, nothing in this Transfer Agreement shall constitute a waiver of any of Transferor's, Transferee's, Guarantor's, or City's rights or remedies under federal, state or local law.

11. The Transferee and Guarantor expressly agree that any litigation arising from or relating to the Franchise Documents shall be filed and litigated exclusively in the Superior Court, County of Riverside, State of California or, if jurisdictional requirements are otherwise met, the Federal District Court for the Central District, California. Transferee and Guarantor hereby jointly accept service of process by way of service upon the General Manager of the local office of the Transferee.

12. Guarantor hereby guarantees all of the obligations of the Franchise Documents as a joint and several primary liable party. Guarantor hereby waives any obligation which the City might possess to exhaust its remedies against the Transferee as a condition of enforcing obligations against the Guarantor pursuant to the Franchise Documents.

13. Any violation of this Transfer Agreement or any of the terms contained in the Franchise Documents shall be deemed to be a violation of the Franchise and the Ordinance.

14. Transferee shall maintain a local office, staffed by live personnel which are employees of the Transferee, at which, at a minimum, subscribers can pay bills, receive or exchange equipment, and receive information within a six (6) mile radius of the intersection of Washington Street and Highway 111.

15. In addition to the Payment and any other payment required by this Transfer Agreement, Transferor shall reimburse the City the actual costs of an independent franchise fee audit for Fiscal Years 1995-1996 through 1998-1999 within thirty (30) days of the submission of a City invoice if, and only if, the audit concludes that the City has been underpaid franchise fees by one percent (1%) or more, as provided by Section 5.10.230(C) of the Ordinance. Transferor and Transferee shall cooperate with the City's audit of franchise fees. The City shall reasonably attempt to complete a final audit report (the "Audit Report") of franchise fees owed by Transferor within ninety (90) days of the Effective Date of this Agreement assuming that the Transferor and/or Transferee expeditiously respond to the City's Information Requests. If the Audit Report finds that Transferor owes the City underpaid franchise fees under the Franchise, and the difference between the amount paid and the amount determined by the City's audit is less than five percent (5%) of the amount paid to the City, or if Transferor does not dispute the results of the City's audit, then Transferor shall pay the City the difference in the amount determined to be owed by the Audit Report. This obligation is guaranteed by the Transferee. If the Audit Report determines that the amount due and owing is more than five percent (5%) greater than the amount paid to the City and Transferor disputes the audit results, the dispute shall be submitted to a mutually agreed upon, independent certified public

accountant ("CPA") whose determination of amount of franchise fees due shall be final and binding on the parties. The costs of hiring the CPA shall be borne by Transferor. Any amounts determined by the independent CPA to be owed to the City shall be paid to the City within thirty (30) days of such determination.

16. Transferor represents and warrants that it has received cash refunds from Riverside County relating to possessory interest tax payments for tax years _____ to _____ (the "Tax Years"). All, or a portion of these tax payments, were collected from subscribers as line item surcharges on monthly cable bills. Not later than four (4) months from the Effective Date, Transferee agrees to provide a written accounting to the City of the total amount collected from La Quinta subscribers for the Tax Years (the "Subscriber Payments"), the amount of the total refund received from Riverside County for the Tax Years (the "Total Refund"), the amount of the Total Refund allocable to La Quinta Subscribers on a pro rata subscriber basis (the "Gross La Quinta Refund"), the amount of expenses allocable to La Quinta Subscribers (the "Expense Allocation"), and the "Net Refund" due La Quinta Subscribers, which is the Gross La Quinta Refund less the Expense Allocation. The Expense Allocation shall not exceed ten percent (10%) of the Gross La Quinta Refund. The Net Refund shall be credited to current subscribers no later than six (6) months from the Effective Date and written proof of said refund shall be submitted to City no later than eight (8) months from the Effective Date.

17. Transferee will provide interactive high speed cable modem services to buildings owned or controlled by the City at most favorable commercial or governmental rate offered anywhere in its San Diego Division systems by the Transferee, the Guarantor, or any Affiliate thereof.

18. The City hereby gives the Transferee notice that the Grant or transfer of the Franchise may create a taxable

possessory interest upon which the Transferee may be liable for the payment of certain property taxes. The Transferee hereby acknowledges that it has received actual notice as provided by Revenue and Taxation Code Section 107.6

19. This Transfer Agreement shall be deemed effective upon the closing of the Transfer (the "Effective Date").

20. This Transfer Agreement may be executed in any number of counterparts, each of which shall be an original, but all of which together shall constitute one instrument. The parties agree that this Transfer Agreement will be considered signed when the signature of a party is delivered by facsimile transmission. Such facsimile signature shall be treated in all respects as having the same effect as an original signature.

[SIGNATURE BLOCK NEXT PAGE]

ATTEST:

Sandra A. Holt
City Clerk

CITY OF LA QUINTA, CALIFORNIA
(the "City")

[Signature]
By: _____
Its: _____

APPROVED:

Dean C. Honeywell
~~Rutan & Tucker, LLP~~
Special Counsel
City Attorney

MEDIA ONE ENTERPRISES, INC.
(the "Transferor")

By: _____
Its: _____

SUMMIT CABLE SERVICES OF
GEORGIA, INC.
(the "Transferee")

By: _____
Its: _____

TWI CABLE INC.
(the "Guarantor")

By: _____
Its: _____

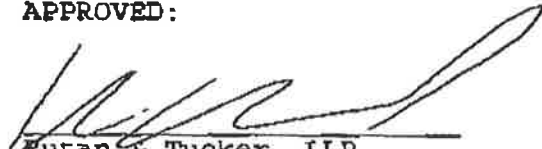
ATTEST:

CITY OF LA QUINTA, CALIFORNIA
(the "City")

City Clerk

By: _____
Its: _____

APPROVED:



Rutan & Tucker, LLP
Special Counsel

MEDIA ONE ENTERPRISES, INC.
(the "Transferor")

By: _____
Its: _____

SUMMIT CABLE SERVICES OF
GEORGIA, INC.
(the "Transferee")

By: _____
Its: _____

TWI CABLE INC.
(the "Guarantor")

By: _____
Its: _____

ATTEST:

CITY OF LA QUINTA, CALIFORNIA
(the "City")

City Clerk

By: _____
Its: _____

APPROVED:

Rutan & Tucker, LLP
Special Counsel

MEDIA ONE ENTERPRISES, INC.
(the "Transferor")

By: K. J. [Signature]
Its: VICE PRESIDENT

SUMMIT CABLE SERVICES OF
GEORGIA, INC.
(the "Transferee")

By: _____
Its: _____

TWI CABLE INC.
(the "Guarantor")

By: _____
Its: _____

ATTEST:

CITY OF LA QUINTA, CALIFORNIA
(the "City")

City Clerk

By: _____
Its: _____

APPROVED:

Butan & Tucker, LLP
Special Counsel

MEDIA ONE ENTERPRISES, INC.
(the "Transferor")

By: _____
Its: _____

SUMMIT CABLE SERVICES OF
GEORGIA, INC.
(the "Transferee")

By: Bonnie J. Blanka
Its: Vice President

TWI CABLE INC.
(the "Guarantor")

By: Bonnie J. Blanka
Its: Vice President