

Cottonwood Highlands Filing No. 7, Amendment 1
 Engineer's Estimate of Probable Costs for Public Infrastructure

ROADWAY & STORM IMPROVEMENTS

Date: March 6, 2020

Item Number	Item Description	Estimated Quantity	Unit	Estimated Unit Cost	Subtotal
-------------	------------------	--------------------	------	---------------------	----------

I. STORM SEWER SYSTEM IMPROVEMENTS

1	Manholes	21	Each	\$3,500.00	\$73,500
2	Type-R Inlet - 5'	5	Each	\$5,000.00	\$25,000
3	Type-R Inlet - 10'	9	Each	\$6,500.00	\$58,500
4	Type-13 Inlet	5	Each	\$3,500.00	\$17,500
5	Type-C Inlet	3	Each	\$3,500.00	\$10,500
6	8" Area Drain	2	Each	\$1,000.00	\$2,000
7	8" HDPE	130	L.F.	\$35.00	\$4,550
8	18" RCP	2,213	L.F.	\$40.00	\$88,520
9	24" RCP	772	L.F.	\$55.00	\$42,460
10	30" RCP	210	L.F.	\$65.00	\$13,650
11	42" RCP	128	L.F.	\$85.00	\$10,880
12	48" RCP	1045	L.F.	\$100.00	\$104,500

STORM SEWER SYSTEM IMPROVEMENTS SUBTOTAL \$451,560

II. STREET IMPROVEMENTS

1	Roadway Subgrade Preparation (2' Behind Back of Curb)	12,619	S.Y.	\$2.00	\$25,238
2	Roadway Asphalt Pavement (7-inch Full Depth)	11,001	S.Y.	\$24.00	\$264,024
3	Paseo Subgrade Preparation (2' Behind EOP)	6,109	S.Y.	\$2.00	\$12,218
4	Paseo Pavement	5,091	S.Y.	\$25.00	\$127,275
5	Curb & Gutter (2' Gutter x 4" Mountable Curb)	5,956	L.F.	\$25.00	\$148,900
6	Curb & Gutter (2' Gutter x 6" Vertical Curb)	-	L.F.	\$25.00	\$0
7	Curb & Gutter (6" Median)	-	L.F.	\$25.00	\$0
8	Curb & Gutter (Custom at Paseos)	276	L.F.	\$25.00	\$6,900
9	Sidewalk Subgrade Preparation (1' each side of walk)	7,446	S.Y.	\$1.80	\$13,403
10	6-inch thick x 5-foot Wide Detached Concrete Sidewalk	40,964	S.F.	\$4.40	\$180,242
11	Handicap Ramps at Intersections	7	Each	\$3,200.00	\$22,400
12	Mid-block Handicap Ramp	6	Each	\$2,280.00	\$13,680
13	Truncated Domes (2' x 4' Panels)	13	Each	\$750.00	\$9,750
14	Concrete Cross Pan	1	Each	\$750.00	\$750
15	8' Wide Concrete Trail	1	S.F.	\$2,670.00	\$2,670

STREET IMPROVEMENTS SUBTOTAL \$827,449

III. SIGNAGE AND STRIPING

1	Stop Signs w/Street Name	17	Each	\$500.00	\$8,500
2	Street Light	4	Each	\$1,500.00	\$6,000
3	Striping	1	Each	\$5,000.00	\$5,000

SIGNAGE AND STRIPING SUBTOTAL \$19,500

PUBLIC IMPROVEMENTS SUBTOTAL \$1,298,509

MOBILIZATION:

1	Mobilization @ 5%				\$64,925
---	-------------------	--	--	--	----------

SURVEYING:

1	Surveying @ 3%				\$38,955
---	----------------	--	--	--	----------

CONSTRUCTION MANAGEMENT / TESTING:

1	Construction Management / Testing @ 12%				\$155,821
---	---	--	--	--	-----------

CONTINGENCY:

1	Contingency @ 10%				\$129,851
---	-------------------	--	--	--	-----------

SUBTOTAL \$389,553

ROADWAY AND DRAINAGE IMPROVEMENTS TOTAL \$1,688,062

SIA SURETY = 110% of ROADWAY AND DRAINAGE IMPROVEMENTS TOTAL \$1,856,868

The opinion of probable construction costs for Cottonwood Highlands Filing No. 7, Amendment 1 was based on approximate quantity estimates for site Civil work based on the Final Road and Storm Drainage Construction Plans prepared by Manhard Consulting dated March 6, 2020. Quantities were multiplied by current construction industry prices.

The opinion of probable costs shown, and any resulting conclusions on project financial or economic feasibility or funding requirements, have been prepared for guidance in project evaluation and implementation from the information available at the time the opinion was prepared. The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, actual site conditions, final project scope, implementation schedule, continuity of personnel and engineering, and other variable factors. As a result, the project costs will vary from the opinion of the probable costs presented herein.