

Engineer's Opinion of Estimated Costs for Public/Private Improvements
Outlets at Castle Rock - Pads B & C - CD22-0026

All Costs Include Labor and Materials.

Item #	Description	Quantity	Unit	Unit Cost	Total Cost
<u>PUBLIC IMPROVEMENTS TO BE INSPECTED</u>					
	<u>Earthwork</u>				
	Mobilization		n/a		\$0.00
	Topsoil		n/a		\$0.00
	Import/Export in ROWs		n/a		\$0.00
	<u>Transportation</u>				
	Paving	66	TN	60.00	\$3,960
	Subgrade Prep	95	SY	3.50	\$333
	Curb Gutter	30	LF	15.00	\$450
	Cross Pans (partial)		n/a		\$0
	Sidewalks		n/a		\$0
	Handicap Ramps		n/a		\$0
	Median Patterned Conc.	25	SY	28.50	\$713
	Irrigation Conduits in Right-of-way		n/a		\$0
	Utility Conduits in Right-of-Way		n/a		\$0
	Trails (off street, public)		n/a		\$0
	Striping		n/a		\$0
	Signage		n/a		\$0
	Public Street Lighting		n/a		\$0
	<u>Water</u>				\$0
	Water Mains (12" C900 PVC)	1270	LF	37.50	\$47,625
	Connections to Existing WL	4	EA	100.00	\$400
	Saw Cut & Pavement Replacement		n/a		\$0
	Water Main Lowerings	2	EA	1,500.00	\$3,000
	Tees (12"X6")	3	EA	72.00	\$216
	Crosses		n/a		\$0
	Horizontal Bends (12")	5	EA	54.00	\$270
	Vertical Bends (12")	4	EA	54.00	\$216
	Valves (12" gate)	6	EA	2,500.00	\$15,000
	Valves (6" gate)	3	EA	1,900.00	\$5,700
	Marker Posts	2	EA	100.00	\$200
	Temporary Blow-Offs		n/a		\$0
	ARV's		n/a		\$0
	Fire Hydrant	2	EA	6,000.00	\$12,000
	Fire Hydrant Bollards		n/a		\$0
	Domestic Service Lines (1-1/2" Type K Copper)	20	LF	10.00	\$200
	Water Meters & Vaults		n/a		\$0
	Irrigation Meters & Vaults		n/a		\$0
	Irrigation Lines (3/4" Type K Copper)	20	LF	8.00	\$160
	<u>Sanitary Sewer</u>				\$0
	Sanitary Mains (8" PVC)	419	LF	30.00	\$12,570
	Connections to Existing San Sewer	1	EA	500.00	\$500
	Saw Cut & Pavement Replacement		n/a		\$0
	Lift Stations		n/a		\$0

Item #	Description	Quantity	Unit	Unit Cost	Total Cost
	Sanitary Force Mains (list types & sizes)		n/a		\$0
	Manholes (4' Dia. - +/-10' deep)	4	EA	3,975.00	\$15,900
	Locking Type Manhole Covers & Bolt-Down Rings		n/a		\$0
	Manhole Internal Watertight Inserts		n/a		\$0
	Drop Manholes (4' Dia. - +/-12' deep)	1	EA	5,000.00	\$5,000
	Marker Posts	1	EA	100.00	\$100
	WYE connections for service lines (list sizes)	1	EA	500.00	\$500
	<u>Drainage</u>				
	Storm Sewer Pipe (24"RCP)	175	LF	80.00	\$14,000
	Manholes (5' Dia. - +/- 10' deep)	1	EA	4,470.00	\$4,470
	Manholes (5' Dia. - +/- 15' deep)	2	EA	4,970.00	\$9,940
	Inlets (10' Type R)	1	EA	5,000.00	\$5,000
	Trickle Channel		n/a		\$0
	Rip Rap		n/a		\$0
	Forebay		n/a		\$0
	Micropool		n/a		\$0
	Outlets Structure(s)		n/a		\$0
	Retaining Walls		n/a		\$0
					\$158,422.00
10% Contingency					\$15,842.20
Total Public Improvements					\$174,264.20

Item #	Description	Quantity	Unit	Unit Cost	Total Cost
<u>PRIVATE IMPROVEMENTS TO BE INSPECTED</u>					
	Earthwork				
	Import/Export	24,695	CY	27.50	\$679,112.50
	Water				\$0
	Backflow Prevention Assemblies (list sizes)		n/a		\$0
	Fire Service Line (6" C900 PVC)	20	LF	25.00	\$500
	Abandon/remove water service lines		n/a		\$0
	Irrigation backflow prevention assemblies (list sizes)		n/a		\$0
	Sanitary Sewer				\$0
	Abandon/remove sanitary sewer service lines		n/a		\$0
	Drainage				\$0
	Storm Sewer Pipe (18" RCP)	297	LF	65.00	\$19,305
	Storm Sewer Pipe (15" RCP)	543	LF	55.00	\$29,865
	Storm Sewer Pipe (24" RCP)	574	LF	80.00	\$45,920
	Manholes (4' Dia. - +/- 10' deep)	12	EA	3,975.00	\$47,700
	Manholes (5' Dia. - +/- 10' deep)	2	EA	4,470.00	\$8,940
	Manholes (5' Dia. - +/- 15' deep)	3	EA	4,970.00	\$14,910
	Inlets (Type 16 - 4 Unit)	1	EA	4,800.00	\$4,800
	Inlets (Type 16 - Double Unit)	4	EA	2,400.00	\$9,600
	Inlets (Type 16 - Single Unit)	4	EA	1,200.00	\$4,800
	Inlets (Type C)	1	EA	5,000.00	\$5,000
	Clean Outs		n/a		\$0
	FES's		n/a		\$0
	Retaining Walls	5563	SF	12.50	\$69,538
10% Contingency					\$260,877.50
					\$26,087.75
<u>Total Private Improvements To Be Inspected</u>					\$286,965.25

Item #	Description	Quantity	Unit	Unit Cost	Total Cost
<u>PRIVATE IMPROVEMENTS NOT TO BE INSPECTED</u>					
	Transportation				
	Paving (Asphalt)	4780	TN	60.00	\$286,800
	Paving (Concrete)	4430	SF	5.00	\$22,150
	Curb/Gutter	3325	LF	15.00	\$49,875
	Cross Pans	11	EA	1,260.00	\$13,860
	Parking Areas		n/a		\$0
	Sidewalks	527	SY	22.50	\$11,858
	Handicapped Ramps	17	EA	350.00	\$5,950
	Water				
	FDC & fire lines to FDC (list types & sizes) (Inspected by Fire, not Public Works)		n/a		\$0
	Domestic Service Lines (from curb stop to building) (list types & sizes) (Inspected by the Building Division)		n/a		\$0
	Irrigation Lines (past meter)		n/a		\$0
	Sanitary Sewer				\$0
	Service Lines (6"PVC)	22	LF	15.00	\$330
	Clean-Outs (6")		n/a		\$0
10% Contingency					\$390,822.50
					\$39,082.25
Total Private Improvements Not To Be Inspected					\$429,904.75
Grand Total					\$891,134.20

1. Surety is calculated based on Public Improvement Costs.
2. Inspection Fees are calculated from Public Improvements and Private Improvements to be inspected.
3. Use Tax is calculated from the Grand Total of all Improvements minus Earthwork.
4. All Costs Shall Include Labor and Material.



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For & on behalf of Farnsworth Group, Inc.



DEVELOPMENT SERVICES
APPROVED

By jkirpatrick
on 04/23/2025

APPROVED-CD22-0026 Construction Cost
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