

**Engineer's Opinion of Estimated Costs for Public/Private Improvements
Canyons Far South Filing 2 CD24-0012**

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	1	LS	\$ 20,000.00	\$ 20,000.00
	Topsoil	0	CY	\$ 2.50	\$ -
	Import/Export in ROWs	0	CY	\$ 2.50	\$ -
	<u>Transportation</u>				
	Paving-Locals	24900	SY	\$ 18.00	\$ 448,200.00
	Paving-Locals	24900	SY	\$ 11.25	\$ 280,125.00
	Subgrade Prep-Locals	24900	SY	\$ 3.00	\$ 74,700.00
	Curb Gutter	15960	LF	\$ 14.00	\$ 223,440.00
	Cross Pans	2	EA	\$ 2,800.00	\$ 5,600.00
	Sidewalks	73960	SF	\$ 5.00	\$ 369,800.00
	Handicap Ramps	28	EA	\$ 1,750.00	\$ 49,000.00
	Street Repair for utility cuts	0	EA	\$ 7,500.00	\$ -
	Irrigation Conduits in Right-of-way	1	EA	\$ 750.00	\$ 750.00
	Utility Conduits in Right-of-Way	12	EA	\$ 2,500.00	\$ 30,000.00
	Trails (off street, public)	4500	SF	\$ 5.00	\$ 22,500.00
	Striping	1	LS	\$ 7,500.00	\$ 7,500.00
	Signage	1	LS	\$ 10,000.00	\$ 10,000.00
	Public Street Lighting	29	EA	\$ 3,500.00	\$ 101,500.00
	<u>Water</u>				\$ -
	Water Mains (12 inch PVC)	1970	LF	\$ 44.00	\$ 86,680.00
	Water Mains (8 inch PVC)	6514	LF	\$ 30.00	\$ 195,420.00
	Connections to Existing WL	2	EA	\$ 2,400.00	\$ 4,800.00
	Saw Cut & Pavement Replacement	0	LF	\$ 110.00	\$ -
	12" Water Main Lowerings	1	EA	\$ 3,100.00	\$ 3,100.00
	Tees (12"X12")	2	EA	\$ 2,000.00	\$ 4,000.00
	Tees (8"X8")	6	EA	\$ 1,500.00	\$ 9,000.00
	Crosses	0	EA	\$ 2,000.00	\$ -
	Horizontal Bends (12")	19	EA	\$ 800.00	\$ 15,200.00
	Horizontal Bends (8")	50	EA	\$ 500.00	\$ 25,000.00
	Vertical Bends (12")	0	EA	\$ 800.00	\$ -
	12" Gate Valves	3	EA	\$ 2,800.00	\$ 8,400.00
	8" Gate Valves	29	EA	\$ 1,500.00	\$ 43,500.00
	Marker Posts	0	EA	\$ 180.00	\$ -
	Temporary Blow-Offs	0	EA	\$ 3,200.00	\$ -
	ARV's	2	EA	\$ 7,500.00	\$ 15,000.00
	Fire Hydrants	15	EA	\$ 5,800.00	\$ 87,000.00
	Fire Hydrant Bollards	0	EA	\$ 300.00	\$ -
	Domestic Service Lines	189	EA	\$ 400.00	\$ 75,600.00
	Water Meters (list sizes) & Vaults	189	EA	\$ 1,000.00	\$ 189,000.00
	Irrigation Meters (list sizes) & Vaults	1	EA	\$ 100.00	\$ 100.00
	Irrigation Lines (from main to meter) (list types & sizes)	25	LF	\$ 400.00	\$ 10,000.00

Item #	Description	Quantity	Unit	Unit Cost	Total Cost
	Sanitary Sewer				\$ -
	Sanitary Mains (8 inch PVC)	8220	LF	\$ 50.00	\$ 411,000.00
	Connections to Existing San Sewer	2	EA	\$ 2,500.00	\$ 5,000.00
	Saw Cut & Pavement Replacement	0	LF	\$ 110.00	\$ -
	Lift Stations	0	EA		\$ -
	Sanitary Force Mains (list types & sizes)	0	LF		\$ -
	Manholes (4' Depth 10 - 18)	60	EA	\$ 4,400.00	\$ 264,000.00
	Locking Type Manhole Covers & Bolt-Down Rings	2	EA	\$ 4,400.00	\$ 8,800.00
	Manhole Internal Watertight Inserts	0	EA	\$ 4,400.00	\$ -
	Drop Manholes (list dia. & range of depth)	0	EA	\$ 4,400.00	\$ -
	Marker Posts	4	EA	\$ 75.00	\$ 300.00
	WYE connections for service lines (list sizes)	189	EA	\$ 750.00	\$ 141,750.00
	Drainage				
	18" RCP	1260	LF	\$ 70.00	\$ 88,200.00
	24" RCP	120	LF	\$ 80.00	\$ 9,600.00
	30" RCP	0	LF	\$ 100.00	\$ -
	42" RCP	30	LF	\$ 160.00	\$ 4,800.00
	48" RCP	30	LF	\$ 200.00	\$ 6,000.00
	54" RCP	270	LF	\$ 320.00	\$ 86,400.00
	78" RCP	440	LF	\$ 420.00	\$ 184,800.00
	4' Dia. Manholes	0	EA	\$ 5,000.00	\$ -
	5' Dia. Manholes	5	EA	\$ 7,000.00	\$ 35,000.00
	6' Dia. Manholes	0	EA	\$ 9,000.00	\$ -
	Boxbase Manholes	1	EA	\$ 15,000.00	\$ 15,000.00
	Type 16 Single Inlet (Sump)	2	EA	\$ 3,500.00	\$ 7,000.00
	Type 16 Single Inlet (On-grade)	12	EA	\$ 3,500.00	\$ 42,000.00
	Type 16 Double Inlet (Sump)	3	EA	\$ 6,000.00	\$ 18,000.00
	Type 16 Double Inlet (On-grade)	4	EA	\$ 6,000.00	\$ 24,000.00
	Type 16 Triple Inlet (Sump)	6	EA	\$ 9,000.00	\$ 54,000.00
	Type 16 Triple Inlet (On-grade)	5	EA	\$ 9,000.00	\$ 45,000.00
	10' Type R Inlet (Sump)	1	EA	\$ 7,500.00	\$ 7,500.00
	15' Type R Inlet (Sump)	1	EA	\$ 10,000.00	\$ 10,000.00
	Retaining Walls	0	FF	\$ 50.00	\$ -
					\$ 3,883,065.00
	10% Contingency				\$ 388,306.50
	Total Public Improvements				\$ 4,271,371.50

Item #	Description	Quantity	Unit	Unit Cost	Total Cost
	<u>PRIVATE IMPROVEMENTS TO BE INSPECTED</u>				
	<u>Earthwork</u>				
	Topsoil	31791	CY	\$ 2.50	\$ 79,477.50
	Import/Export in ROWs	45400	CY	\$ 2.50	\$ 113,500.00
	<u>Water</u>				\$ -
	Backflow Prevention Assemblies (list sizes)	0	EA		\$ -
	Fire Service Line (list types and sizes)	0	EA		\$ -
	Abandon/remove water service lines	0	EA		\$ -
	Irrigation backflow prevention assemblies (1.5")	1	EA	\$ 1,000.00	\$ 1,000.00
	<u>Sanitary Sewer</u>				\$ -
	Abandon/remove sanitary sewer service lines	0	EA		\$ -
	<u>Drainage</u>				\$ -
	18" RCP	65	LF	\$ 70.00	\$ 4,550.00
	24" RCP	630	LF	\$ 80.00	\$ 50,400.00
	30" RCP	30	LF	\$ 100.00	\$ 3,000.00
	42" RCP	305	LF	\$ 160.00	\$ 48,800.00
	48" RCP	190	LF	\$ 200.00	\$ 38,000.00
	4' Dia. Manholes	3	EA	\$ 5,000.00	\$ 15,000.00
	5' Dia. Manholes	1	EA	\$ 7,000.00	\$ 7,000.00
	6' Dia. Manholes	3	EA	\$ 9,000.00	\$ 27,000.00
	Boxbase Manholes	1	EA	\$ 15,000.00	\$ 15,000.00
	Type 16 Single Inlet (Sump)	0	EA	\$ 3,500.00	\$ -
	Type 16 Single Inlet (On-grade)	0	EA	\$ 3,500.00	\$ -
	Type 16 Double Inlet (Sump)	0	EA	\$ 6,000.00	\$ -
	Type 16 Double Inlet (On-grade)	0	EA	\$ 6,000.00	\$ -
	Type 16 Triple Inlet (Sump)	0	EA	\$ 9,000.00	\$ -
	Type 16 Triple Inlet (On-grade)	0	EA	\$ 9,000.00	\$ -
	10' Type R Inlet (Sump)	0	EA	\$ 7,500.00	\$ -
	15' Type R Inlet (Sump)	0	EA	\$ 10,000.00	\$ -
	Type C Inlet (Sump)	1	EA	\$ 3,500.00	\$ 3,500.00
	Type D Inlet (Sump)	3	EA	\$ 6,000.00	\$ 18,000.00
	18" FES	2	EA	\$ 750.00	\$ 1,500.00
	24" FES	2	EA	\$ 800.00	\$ 1,600.00
	8' Trickle Pan	880	LF	\$ 30.00	\$ 26,400.00
	2' Pan	2190	LF	\$ 12.00	\$ 26,280.00
	3' Pan	260	LF	\$ 18.00	\$ 4,680.00
	Rip Rap	1850	SY	\$ 50.00	\$ 92,500.00
	Forebay	3	EA	\$ 15,000.00	\$ 45,000.00
	Micropool	1	EA	\$ 15,000.00	\$ 15,000.00
	Outlets Structure(s)	2	EA	\$ 30,000.00	\$ 60,000.00
	Headwall & Wingwalls	1	EA	\$ 40,000.00	\$ 40,000.00
	Retaining Walls	0	FF		\$ -
					\$ 737,187.50
	10% Contingency				\$ 73,718.75
	Total Private Improvements To Be Inspected				\$ 810,906.25

Item #	Description	Quantity	Unit	Unit Cost	Total Cost
	PRIVATE IMPROVEMENTS NOT TO BE INSPECTED				
	Transportation				
	Paving	0	SY		\$ -
	Curb/Gutter	0	LF		\$ -
	Cross Pans	0	EA		\$ -
	Parking Areas	0	SY		\$ -
	Sidewalks	0	SF		\$ -
	Handicapped Ramps	0	EA		\$ -
	Water				
	FDC & fire lines to FDC (list types & sizes) (Inspected by Fire, not Public Works)	0	EA		\$ -
	Domestic Service Lines (from curb stop to building) (list types & sizes) (Inspected by the Building Division)	0	EA		\$ -
	Irrigation Lines (past meter)	0	EA		\$ -
	Sanitary Sewer				\$ -
	Service Lines (list types and sizes)	0	EA		\$ -
	Clean-Outs (list sizes)	0	EA		\$ -
					\$ -
	10% Contingency				\$ -
	Total Private Improvements Not To Be Inspected				\$ -
	Grand Total				\$ 5,082,277.75

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.



DEVELOPMENT SERVICES
APPROVED

By jkirkpatrick
on 03/27/2026

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Record Document on File

**THIS APPROVAL ALLOWS GRADING ONLY ACTIVITIES,
NO OTHER CONSTRUCTION MAY OCCUR.**