Engineer's Opinion of Estimated Costs for Public/Private Improvements
The Oaks Filing 2B CD25-0069

All Costs Include Labor and Materials.

Item #	Description	Quantity	Unit	Unit Cost	Total Cost
	PUBLIC IMPROVEMENTS TO BE INSPECTED				
	Earthwork				
	Mobilization	1	LS	$10,000.00	$10,000.00
	Topsoil	908	CY	$2.60	$2,360.80
	Import/Export in ROWs	6740	CY	$15.00	$101,100.00
	Transportation				
	Paving	3515	SY	$30.40	$106,856
	Subgrade Prep	3515	SY	$2.60	$9,139
	Curb Gutter (Mountable)	2037	LF	$34.00	$69,258
	Cross Pans		SY		$0
	Sidewalks (5' attached)	2048	LF	$42.00	$86,016
	Handicap Mid-block Ramps	3	EA	$2,450.00	$7,350
	Street Repair for utility cuts		SY		$0
	Irrigation Conduits in Right-of-way		LF	$25.00	$0
	Utility Conduits in Right-of-Way		LF		$0
	Stop Bar, Thermoplastic	1	EA	$20.00	$20
	Signage	6	EA	$130.00	$780
	Public Street Lighting	4	EA	$2,500.00	$10,000
	Water				
	12" Water Main	1332	LF	$126.00	$167,832
	8" Water Main	116	LF	$89.67	$10,402
	6" Water Main	27	LF	$71.50	$1,931
	Connections to Existing WL	3	EA	$2,500.00	$7,500
	PRV Vault Modification	1	LS	$15,000.00	$15,000
	Saw Cut & Pavement Replacement		SY		$0
	Water Main Lowerings		EA		$0
	12" x 8" Tee	1	EA	$1,570.00	$1,570
	12" x 6" Tee	2	EA	$1,100.00	$2,200
	Crosses (list sizes)		EA		$0
	12" Horizontal Bend	6	EA	$900.00	$5,400
	8" Horizontal Bend	1	EA	$450.00	$450
	12" Vertical Bend	4	EA	$900.00	$3,600
	8" Vertical Bend	1	EA	$900.00	$900
	12" Valve	5	EA	$4,880.00	$24,400
	8" Valve	1	EA	$2,940.00	$2,940
	6" Valve	2	EA	$2,140.00	$4,280
	Marker Posts	11	EA	$30.00	$330
	Temporary Blow-Offs		EA		$0
	ARV's	2	EA	$5,000.00	$10,000
	Fire Hydrants 1 per 400 ft	2	EA	$5,000.00	$10,000
	Fire Hydrant Bollards		EA		$0
	Residential Domestic Service Lines	11	EA	$3,286.00	$36,146
	Water Meters 3/4" & Vaults	11	EA	$1,000.00	$11,000
	Irrigation Meters (3/4" tap and meter)	1	LS	$3,286.00	$3,286
	Irrigation Lines (from main to meter) (3/4" K copper)	28	LF	$10.00	$280

Item #	Description	Quantity	Unit	Unit Cost	Total Cost
	Sanitary Sewer				
	8" Sanitary Main	931	LF	$69.00	$64,239
	Connections to Existing San Sewer	1	EA	$3,000.00	$3,000
	Saw Cut & Pavement Replacement		SY		$0
	Lift Stations		EA		$0
	Sanitary Force Mains (list types & sizes)		LF		$0
	Manholes (8" diameter, 10'-20' depth)	3	EA	$5,135.00	$15,405
	Locking Type Manhole Covers & Bolt-Down Rings		EA		$0
	Manhole Internal Watertight Inserts		EA		$0
	Drop Manholes (list dia. & range of depth)		EA		$0
	Marker Posts		EA	$30.00	$0
	4" x 8" WYE connections for service lines	11	EA	$2,600.00	$28,600
	Drainage				
	4" Perf. UD	532	LF	$55.00	$29,260
	UD Cleanout	6	EA	$940.00	$5,640
	UD Connect to Existing	1	LS	$3,500.00	$3,500
	Storm Sewer Pipes		LF		$0
	Manholes		EA		$0
	Inlets		EA		$0
	FES's		EA		$0
	Trickle Channel		LF		$0
	Rip Rap		CY		$0
	Forebay		EA		$0
	Micropool		EA		$0
	Outlets Structure(s)		EA		$0
					$871,970.02
	10% Contingency				$87,197.00
	Total Public Improvements				$959,167.02
	PRIVATE IMPROVEMENTS TO BE INSPECTED				
	Earthwork				
	Topsoil	3959	CY	$2.60	$10,293.40
	Import/Export	498	CY	$15.00	$7,470.00
	Water				
	Backflow Prevention Assemblies (list sizes)				$0
	Fire Service Line (list types and sizes)				$0
	Abandon/remove water service lines				$0
	Irrigation backflow prevention assemblies (3/4")	1	LS	$3,000.00	$3,000
	Sanitary Sewer				
	Abandon/remove sanitary sewer service lines				$0
	Drainage				
	4' Trickle Channel	104	LF	$75.00	$7,800
	Type L Riprap	106	CY	$206.14	$21,851
	Storm Sewer Pipe				$0
	Manholes				$0
	Inlets				$0
	Clean Outs				$0
	FES's				$0
	Retaining Walls				$0
					$50,414
	10% Contingency				$5,041.4
	Total Private Improvements To Be Inspected				$55,455.7

Item #	Description	Quantity	Unit	Unit Cost	Total Cost
	PRIVATE IMPROVEMENTS NOT TO BE INSPECTED				
	Transportation				
	Trails (off street, public, 8')	361	LF	$72.00	$25,992
	Trails (<3' Retaining Wall)	680	LF	$75.00	$51,000
	Retaining Wall (<4')	90	LF	$100.00	$9,000
	Paving				$0
	Curb/Gutter				$0
	Cross Pans				$0
	Parking Areas				$0
	Sidewalks				$0
	Handicapped Ramps				$0
	Drainage				
	<6' Retaining Wall	1640	LF	$150.00	$246,000
	Water				
	FDC & fire lines to FDC (list types & sizes) (Inspected by Fire, not Public Works)				$0
	Domestic Service Lines (from curb stop to building) (list types & sizes) (Inspected by the Building Division)				$0
	Irrigation Lines (past meter)				$0
	Sanitary Sewer				
	Service Lines (list types and sizes)				$0
	Clean-Outs (list sizes)				$0
					$331,992
	10% Contingency				$33,199.2
	Total Private Improvements Not To Be Inspected				$365,191.2
	Grand Total				**9,813.89**

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.

COLORADO LICENSE
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08/11/2026
PROFESSIONAL ENGINEER

TOWN OF CASTLE ROCK COLORADO
DEVELOPMENT SERVICES
APPROVED
By jkirkpatrick
on 08/20/2026
APPROVED-CD25-0069 Cost Estimate.pdf
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