

Engineer's Opinion of Estimated Costs for Public/Private Improvements
Dawson Trails Filing No. 2, Amendment No. 5 CD26-0004
6/30/2026

All Costs Include Labor and Materials.

Item #	Description	Quantity	Unit	Unit Cost	Total Cost
<u>PUBLIC IMPROVEMENTS TO BE INSPECTED</u>					
	<u>Earthwork</u>				
1	Mobilization	1	EA	\$10,000.00	\$10,000.00
	<u>Transportation</u>				
1	10' Wide Concrete Trail	787	LF	\$80.00	\$62,960.00
	<u>Water</u>				
1	Water Mains (list types & sizes) 8 inch	1,866	LF	\$90.00	\$167,940
2	Water Mains (list types & sizes) 6 inch Ductile Iron Pipe	91	LF	\$85.00	\$7,735
3	Connections to Existing WL	2	EA	\$3,600.00	\$7,200
4	Tees (list sizes) 8x6 inch	5	EA	\$1,150.00	\$5,750
5	Tees (list sizes) 8 inch	3	EA	\$1,200.00	\$3,600
6	Crosses (list sizes) 8x8 inch	1	EA	\$1,300.00	\$1,300
7	Horizontal Bends (list sizes) 8 inch	13	EA	\$1,100.00	\$14,300
8	Vertical Bends (list sizes) 8 inch	4	EA	\$965.00	\$3,860
9	Valves (list types & sizes) 6 inch Gate Valve	2	EA	\$2,150.00	\$4,300
10	Valves (list types & sizes) 8 inch Gate Valve	10	EA	\$2,350.00	\$23,500
11	ARV's	1	EA	\$8,500.00	\$8,500
12	Water Service Line	96	EA	\$1,200.00	\$115,200
13	1" Backflow Prevention Assy.	1	EA	\$800.00	\$800
14	1" Irrigation Service & Meter	1	EA	\$8,500.00	\$8,500
15	Fire Hydrants 1 per 400 ft	8	EA	\$6,000.00	\$48,000
	<u>Sanitary Sewer</u>				
1	Sanitary Mains (list types & sizes) 8 inch	1,780	LF	\$64.00	\$113,920
2	Connections to Existing San Sewer	1	EA	\$2,000.00	\$2,000
3	Manholes (list dia. & range of depth) 4' Dia.	17	EA	\$4,700.00	\$79,900
4	Sanitary Service Line	96	EA	\$1,500.00	\$144,000
					\$833,265.00
10% Contingency					\$83,326.50
Total Public Improvements					\$916,591.50

Item #	Description	Quantity	Unit	Unit Cost	Total Cost
<u>PRIVATE IMPROVEMENTS TO BE INSPECTED</u>					
	<u>Drainage</u>				
1	Storm Sewer Pipes-18" Class III RCP	519	LF	\$61.00	\$31,659
2	Storm Sewer Pipes-30" Class III RCP	65	LF	\$115.00	\$7,475
3	Manholes - 4' Dia.	3	EA	\$4,700.00	\$14,100
4	Manholes - 5' Dia.	2	EA	\$5,500.00	\$11,000
5	Inlets - Triple Type 13 on Sump	1	EA	\$7,000.00	\$7,000
6	Inlets - Type C on Sump	2	EA	\$7,000.00	\$14,000
7	Inlets - Type D on Sump	1	EA	\$7,000.00	\$7,000
					\$92,234
10% Contingency					\$9,223.40
<u>Total Private Improvements</u>					\$101,457.40
<u>Total Improvements</u>					\$1,018,048.90

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.



For and on behalf of EMK Consultants, Inc.



DEVELOPMENT SERVICES
APPROVED

By jkirkpatrick
on 08/20/2026

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