

Evergreen Pk. (96 lots) rev 10-14-24	Prelim.Estimate	Additional Comments
<b>Pre-Construction</b>		
Development Service & Const.Management	193,000.00	GLDS and JGA
Civil Engineering-Platting-City Review Fees	Existing	
ADA. Review & Inspection Fees	w/paving bid	
Blueprints and Delivery	1,000.00	Precon plan sets f/City & Contractors
Tree Survey & Mitigation	NA	
Wet-Vac Locating of Existing Utilities	TBD	
Relocation of Existing Utilities	TBD	
Off-Site Easements Needed	NA	
<b>Testing &amp; Staking</b>		
Geotechnical Report (pre & final)	Existing	D&S
Construction Staking	95,000.00	Budget at \$990 per lot (Spires Proposal was \$1,165 per lot)
Materials Testing W-S-SD-Pav-Exc	95,000.00	Budget at \$990 per lot
<b>Demo &amp; Excavation</b>		
SWPPP & NOI Filing	1,500.00	Merit Professional
Erosion Control (pre-final)	100,000.00	Pre Const-Const-Final EC-Maintenance at Takedown
Tree Protection	NA	
Clearing/Grubbing/Pads/Streets/Det Area	367,285.00	FCS
Final Excavation-After Paving & F.U.install	40,000.00	Clean parkways-swells-top/bottom ret walls-misc after franchise utils.
Soil Conditioning (if applicable)	NA	
<b>Wet Utilities</b>		
Water-Sewer-Storm	1,344,920.00	Venus
Irrigation Services	5,000.00	2 ea 1" Svc taps & meters for landscaping at \$2,500 ea
<b>Paving Items</b>		
Streets-Sidewalks-Ramps-	942,473.00	Gilco
Existing-Roadway Improvements	Inc w/paving bid	Gilco-5 ft Asphalt Widening (Items 4-5-6-7) \$159,321?? Looks High??
Street Signs, Striping & Barricades	Inc w/paving bid	Gilco
BNSF-Improvements-TBD	25,889.00	Spires Cost Estimate
Traffic Control Needed	Inc w/paving bid	Gilco
<b>Landscape-Hardscape</b>		
Landscape & Irrigation (Tree Screening)	33,000.00	1330 lf (165) evergreen trees at \$175ea N&W prop lines with irrig..
Landscape & Irrig.. (Det Pond & Frontage)	100,000.00	est f/grass, irrig, 3 planter beds, crossings, (1 ea 2in water meter)
Brick Screening wall & 3 vis clip signs	100,000.00	650 LF x\$150 LF
Iron fence around-Det Pond	40,000.00	825 LF of 4 ft iron fence with a double gate
Sign Up Lighting (3 signs)	5,000.00	3 ea and 1 elec service for all 3
Retaining Walls & Engineering	240,000.00	Wallco Bid
<b>Franchise Utilities</b>		
On-Site Electric System & Street Lights	96,000.00	Fig \$1,000 per lot
Off-Site Electric System	TBD	
On-Site Gas System	96,000.00	Fig \$1,000 per lot
Off-Site Gas System	TBD	
Fiber Optics Comm.System & Set-Up	48,000.00	Fig \$500 per lot
Street Crossings:E-G-Tele-Irrig	inc w/elec & gas est.	
<b>City Fees</b>		
Impact Fees: Water,Sewer,Storm,Roadway	at Builder Permit	
Tap Fees: Water & Sewer	at Builder Permit	
Inspection Fees: Wet-Util & Paving (3.5%)	80,058.00	3.5% of \$2,287,309
Cluster Mail Boxes	30,000.00	Figured at \$300 per lot/unit includes concrete pads.
Misc		
<b>Total of Estimated Construction Cost</b>	\$ 4,079,125.00	
10% Contingency Added	\$ 400,000.00	
<b>Grand Total</b>	\$ 4,479,125.00	
<b>Divided by 96 lots</b>	\$46,657.55	per lot