

Public Improvement Cost Estimate

Development Project: [Skyline View Ranch](#)

Est. Prepared by: [Michael Knight](#)

Date Prepared: [10/19/2023](#)

Streets	Units	Unit Cost	Quantity	Total Cost
Local Residential Street - Gravel	S.Y.	\$30.00	8531.78	\$255,953.40
Local Residential Street - Asphalt	S.Y.	\$54.00		\$0.00
Local Industrial Street or Major Collector	S.Y.	\$66.00		\$0.00
Standard Curb and Gutter	L.F.	\$43.00		\$0.00
6' Valley Gutter	L.F.	\$65.00		\$0.00
2' Alley 'V' Gutter	L.F.	\$40.00		\$0.00
4" Sidewalk (including ADA ramps on non-arterials)	S.Y.	\$65.00		\$0.00
6" Flatwork (commercial driveways and arterial corners)	S.Y.	\$85.00		\$0.00
Thermoplastic Pavement Markings	S.F.	\$10.00		\$0.00
Street Name Sign Assembly (sign 2 streets on one post)	Each	\$550.00		\$0.00
Stop Sign	Each	\$550.00		\$0.00
Stop Sign with Street Name Sign Assembly	Each	\$720.00	2	\$1,440.00
Water System	Units	Unit Cost	Quantity	Total Cost
Water Main	L.F.	\$65.00	3847	\$250,055.00
Rock Excavation	L.F.	\$100.00		\$0.00
Residential Water Service (with meter pit)	Each	\$4,100.00		\$0.00
Commercial Water Service	Each	\$3,650.00		\$0.00
Commercial Water Service (with meter pit)	Each	\$6,400.00		\$0.00
Water Valve (includes collar)	Each	\$1,550.00	3	\$4,650.00
Fire Hydrant (includes lateral pipe, tee, and valve)	Each	\$5,250.00	2	\$10,500.00
Flush Hydrant (includes lateral pipe, curb stop, and collar)	Each	\$2,800.00		\$0.00
Sanitary Sewer	Units	Unit Cost	Quantity	Total Cost
8" Sewer Main	L.F.	\$60.00		\$0.00
10" Sewer Main	L.F.	\$65.00		\$0.00
12" Sewer Main	L.F.	\$71.00		\$0.00
Rock Excavation	L.F.	\$115.00		\$0.00
Sewer Manhole (includes collar)	Each	\$4,150.00		\$0.00
4" Sewer Lateral	Each	\$1,900.00		\$0.00
6" Sewer Lateral	Each	\$2,100.00		\$0.00
Lift Station (requires project-specific estimate)	L.S.		1	\$0.00
Storm Drainage	Units	Unit Cost	Quantity	Total Cost
12" Storm Line	L.F.	\$64.00		\$0.00
15" Storm Line	L.F.	\$72.00		\$0.00

18" Storm Line	L.F.	\$80.00	\$0.00
21" Storm Line	L.F.	\$88.00	\$0.00
24" Storm Line	L.F.	\$97.00	\$0.00
Rock Excavation	L.F.	\$100.00	\$0.00
Inlet Box	Each	\$2,300.00	\$0.00
Storm Manhole (includes collar)	Each	\$3,150.00	\$0.00
French Drain Manhole	Each	\$11,000.00	\$0.00
Sand and Grease Trap	Each	\$20,000.00	\$0.00

Detention Pond (requires project-specific estimate)	L.S.	1	\$0.00
Lift Station (requires project-specific estimate)	L.S.	1	\$0.00

Other Project-specific Items	Units	Unit Cost	Quantity	Total Cost
				\$0.00
				\$0.00
				\$0.00
				\$0.00

TOTAL CONSTRUCTION \$522,598.40

TOTAL + 10% **\$574,858.24**

Estimated Inspection Fees \$8,374.29

Financial Guarantee (150% of Development Cost Estimate) \$862,287.36

