

**Village Nests at Powder Mountain PRUD  
Site Improvement Cost Estimate**

				Currently Platted/Approved			Proposed/Revised Design		
Item	Classification of Unit Price Work	Unit	Unit Price	Qty	Const. Costs	County Escrow	Qty	Const. Costs	County Escrow
<b>141</b>	<b>EARTHWORK</b>				<b>\$94,274.70</b>	<b>\$60,390.00</b>		<b>\$50,343.60</b>	<b>\$13,899.60</b>
EA1	Clear and Grub, stockpile vegetation	SF	\$0.10	59,907	\$5,990.70	\$0.00	89,676	\$8,967.60	\$8,967.60
EA2	Mulch Vegetation- grinder mobilization	LS	\$3,000.00	2	\$6,000.00	\$0.00	2	\$6,000.00	\$0.00
EA3	Mulch Vegetation- grinder/hoer operation	LS	\$18,600.00	1	\$18,600.00	\$0.00	1	\$18,600.00	\$0.00
EA4	Strip & Store Topsoil	CY	\$4.50	732	\$3,294.00	\$0.00	1,096	\$4,932.00	\$4,932.00
EA5	Roadway Excavation	CY	\$6.00	4,040	\$24,240.00	\$24,240.00	0	\$0.00	\$0.00
EA6	Embankment Fill	CY	\$5.00	5,630	\$28,150.00	\$28,150.00	0	\$0.00	\$0.00
EA7	Rock Excavation and Removal	CY	\$16.00	500	\$8,000.00	\$8,000.00	0	\$0.00	\$0.00
EA8	Excavation- Cut & Place	CY	\$9.00	0	\$0.00	\$0.00	1,316	\$11,844.00	\$0.00
<b>187</b>	<b>ROCK WALLS</b>				<b>\$35,240.00</b>	<b>\$35,240.00</b>		<b>\$20,000.00</b>	<b>\$20,000.00</b>
RW1	Rockery Surface Area	SF	\$10.00	3,524	\$35,240.00	\$35,240.00	2,000	\$20,000.00	\$20,000.00
<b>144</b>	<b>EROSION CONTROL</b>				<b>\$11,839.50</b>	<b>\$11,839.50</b>		<b>\$28,684.28</b>	<b>\$28,684.28</b>
EC1	Silt Fence	LF	\$2.70	885	\$2,389.50	\$2,389.50	1,060	\$2,862.00	\$2,862.00
EC2	SWPPP Management and Maintenance	LS	\$3,000.00	1	\$3,000.00	\$3,000.00	0	\$0.00	\$0.00
EC3	Revegetation / Landscaping	SF	\$0.15	43,000	\$6,450.00	\$6,450.00	0	\$0.00	\$0.00
EC4	Stabilized Construction Entrance	EA	\$2,000.00	0	\$0.00	\$0.00	1	\$2,000.00	\$2,000.00
EC5	SWPPP (plan, permit, signage, inspections)	LS	\$5,000.00	0	\$0.00	\$0.00	1	\$5,000.00	\$5,000.00
EC6	Inlet Protection	EA	\$165.00	0	\$0.00	\$0.00	4	\$660.00	\$660.00
EC7	Seeding (broadcast & rake)	SF	\$0.03	0	\$0.00	\$0.00	29,676	\$890.28	\$890.28
EC8	Erosion Control Blanket	SF	\$0.16	0	\$0.00	\$0.00	60,000	\$9,600.00	\$9,600.00
EC9	Topsoil Replacement	CY	\$7.00	0	\$0.00	\$0.00	1,096	\$7,672.00	\$7,672.00
<b>191</b>	<b>ROADBASE &amp; GRANULAR BORROW</b>				<b>\$23,450.00</b>	<b>\$23,450.00</b>		<b>\$76,539.30</b>	<b>\$749.30</b>
RB1	Roadbase Haul & Place (from pit)	CY	\$12.70	0	\$0.00	\$0.00	59	\$749.30	\$749.30
RB2	Aggregate Base Course Import and Place	CY	\$35.00	85	\$2,975.00	\$2,975.00	0	\$0.00	\$0.00
RB3	Granular Borrow Haul & Place (from 1D)	CY	\$10.60	0	\$0.00	\$0.00	7,150	\$75,790.00	\$0.00
RB4	Granular Borrow Import and Placement	CY	\$19.50	1,050	\$20,475.00	\$20,475.00	0	\$0.00	\$0.00
<b>163</b>	<b>PAVING/ASPHALT</b>				<b>\$0.00</b>	<b>\$0.00</b>		<b>\$3,120.00</b>	<b>\$3,120.00</b>
PAV1	Paving Mobilization	LS	\$2,000.00	0	\$0.00	\$0.00	1	\$2,000.00	\$2,000.00
PAV2	Asphalt Import and Place	TON	\$80.00	0	\$0.00	\$0.00	14	\$1,120.00	\$1,120.00
<b>178</b>	<b>ROADWAY IMPROVEMENTS</b>				<b>\$18,408.00</b>	<b>\$18,408.00</b>		<b>\$0.00</b>	<b>\$0.00</b>
RD1	Concrete Walks/Driveways	SF	\$4.00	4,602	\$18,408.00	\$18,408.00	0	\$0.00	\$0.00
<b>148</b>	<b>TRAILS</b>				<b>\$45,000.00</b>	<b>\$45,000.00</b>		<b>\$45,000.00</b>	<b>\$0.00</b>
TR1	Elevated Walkways (boardwalks)	LS	\$45,000.00	1	\$45,000.00	\$45,000.00	1	\$45,000.00	\$0.00
<b>151</b>	<b>SEWER</b>				<b>\$211,226.00</b>	<b>\$211,226.00</b>		<b>\$82,439.00</b>	<b>\$82,439.00</b>
SS1	8" SDR-35 PVC Pipe	LF	\$49.00	507	\$24,843.00	\$24,843.00	911	\$44,639.00	\$44,639.00
SS2	1.5" IPS DR-11 HDPE Pressure Sewer Pipe	LF	\$11.00	353	\$3,883.00	\$3,883.00	700	\$7,700.00	\$7,700.00
SS3	4' Concrete Manhole	EA	\$2,500.00	3	\$7,500.00	\$7,500.00	5	\$12,500.00	\$12,500.00
SS4	5' Concrete Manhole	EA	\$2,900.00	2	\$5,800.00	\$5,800.00	0	\$0.00	\$0.00
SS5	Sewer Lateral	EA	\$1,600.00	14	\$22,400.00	\$22,400.00	9	\$14,400.00	\$14,400.00
SS6	Sewer Lift Station w/Generator	LS	\$124,000.00	1	\$124,000.00	\$124,000.00	0	\$0.00	\$0.00
SS7	Sewer Lift Station- Electrical Conduit	LF	\$15.00	360	\$5,400.00	\$5,400.00	0	\$0.00	\$0.00
SS8	Sewer Lift Station- Electrical Conductor	LF	\$20.00	360	\$7,200.00	\$7,200.00	0	\$0.00	\$0.00
SS9	Sewer Lift Station- Transformer Pad	EA	\$2,500.00	1	\$2,500.00	\$2,500.00	0	\$0.00	\$0.00
SS10	Sewer Lift Station- Transformer Equipment	EA	\$6,500.00	1	\$6,500.00	\$6,500.00	0	\$0.00	\$0.00
SS11	Connection to Existing Sewer Manhole	LS	\$600.00	2	\$1,200.00	\$1,200.00	2	\$1,200.00	\$1,200.00
SS13	PMWSID Inspections	LS	\$2,000.00	0	\$0.00	\$0.00	1	\$2,000.00	\$2,000.00

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<b>152</b>	<b>STORM SEWER</b>				<b>\$0.00</b>	<b>\$0.00</b>		<b>\$10,668.00</b>	<b>\$10,668.00</b>
SD1	Rip Rap Placement- storm drain outfalls	CY	\$58.00	0	\$0.00	\$0.00	7	\$406.00	\$406.00
SD6	15" RCP culvert	LF	\$38.00	0	\$0.00	\$0.00	174	\$6,612.00	\$6,612.00
SD7	15" Concrete Flared End Section	EA	\$550.00	0	\$0.00	\$0.00	1	\$550.00	\$550.00
SD8	Connection to Existing Storm Manhole	EA	\$600.00	0	\$0.00	\$0.00	1	\$600.00	\$600.00
SD9	4' Storm Drain Manhole	EA	\$2,500.00	0	\$0.00	\$0.00	1	\$2,500.00	\$2,500.00
<b>174</b>	<b>WATER</b>				<b>\$53,720.00</b>	<b>\$53,720.00</b>		<b>\$46,200.00</b>	<b>\$46,200.00</b>
WT1	8" DIPS DR-13.5 HDPE Pipe	LF	\$35.00	472	\$16,520.00	\$16,520.00	0	\$0.00	\$0.00
WT2	4" PVC C900 water main, sand provided	LF	\$25.00	0	\$0.00	\$0.00	700	\$17,500.00	\$17,500.00
WT3	8" Bends	EA	\$900.00	8	\$7,200.00	\$7,200.00	0	\$0.00	\$0.00
WT4	Relocate existing pressure release valve	EA	\$1,200.00	0	\$0.00	\$0.00	1	\$1,200.00	\$1,200.00
WT5	4" Bends	EA	\$400.00	0	\$0.00	\$0.00	6	\$2,400.00	\$2,400.00
WT6	4" Gate Valve	LF	\$700.00	0	\$0.00	\$0.00	2	\$1,400.00	\$1,400.00
WT7	4" washout valve	EA	\$700.00	0	\$0.00	\$0.00	1	\$700.00	\$700.00
WT8	4" water meter	LF	\$4,000.00	0	\$0.00	\$0.00	2	\$8,000.00	\$8,000.00
WT9	3/4" Water Lateral with Marker	EA	\$1,500.00	20	\$30,000.00	\$30,000.00	0	\$0.00	\$0.00
WT10	1-1/2" water service lateral, capped/marked	EA	\$500.00	0	\$0.00	\$0.00	20	\$10,000.00	\$10,000.00
WT11	Connect to existing main w/ fittings	EA	\$1,500.00	0	\$0.00	\$0.00	2	\$3,000.00	\$3,000.00
WT12	PMWSID Inspections	LS	\$2,000.00	0	\$0.00	\$0.00	1	\$2,000.00	\$2,000.00
<b>157</b>	<b>UTILITY CONDUITS / TRENCHING</b>				<b>\$53,340.00</b>	<b>\$0.00</b>		<b>\$53,340.00</b>	<b>\$0.00</b>
UC1	Shared trenching for mult. conduit	LF	\$9.00	1,000	\$9,000.00	\$0.00	1,000	\$9,000.00	\$0.00
UC2	4" PVC Electrical Conduit	LF	\$5.30	300	\$1,590.00	\$0.00	300	\$1,590.00	\$0.00
UC3	4" Fiberglass 90-deg sweeping elbow	EA	\$195.00	10	\$1,950.00	\$0.00	10	\$1,950.00	\$0.00
UC4	2" PVC Electrical Conduit	LF	\$4.20	3,000	\$12,600.00	\$0.00	3,000	\$12,600.00	\$0.00
UC5	2" Communication Conduit	LF	\$4.20	1,000	\$4,200.00	\$0.00	1,000	\$4,200.00	\$0.00
UC6	Secondary Power Junction Box	EA	\$1,200.00	10	\$12,000.00	\$0.00	10	\$12,000.00	\$0.00
UC7	Communication Junction Box	EA	\$1,200.00	10	\$12,000.00	\$0.00	10	\$12,000.00	\$0.00
<b>1470</b>	<b>ROCKY MTN POWER</b>				<b>\$50,000.00</b>	<b>\$0.00</b>		<b>\$50,000.00</b>	<b>\$0.00</b>
RMP1	Equipment & Conductor	LS	\$50,000.00	1	\$50,000.00	\$0.00	1	\$50,000.00	\$0.00
<b>1431</b>	<b>CONSTRUCTION WATER</b>				<b>\$1,500.00</b>	<b>\$0.00</b>		<b>\$1,500.00</b>	<b>\$0.00</b>
CW1	Construction Water	LS	\$1,500.00	1	\$1,500.00	\$0.00	1	\$1,500.00	\$0.00
<b>122</b>	<b>ENGINEERING/GEOTECH/SURVEY/STAKE</b>				<b>\$40,500.00</b>	<b>\$3,500.00</b>		<b>\$51,000.00</b>	<b>\$14,000.00</b>
ENG1	Engineering Revisions, quality control	LS	\$20,000.00	1	\$20,000.00	\$0.00	1	\$20,000.00	\$0.00
ENG2	Construction Staking, subsurface as-builts	LS	\$3,500.00	1	\$3,500.00	\$3,500.00	4	\$14,000.00	\$14,000.00
ENG3	Asbuilts- surface surveying, as-built plans	LS	\$10,000.00	1	\$10,000.00	\$0.00	1	\$10,000.00	\$0.00
ENG4	Geotechnical Observations, quality control	LS	\$7,000.00	1	\$7,000.00	\$0.00	1	\$7,000.00	\$0.00
<b>143</b>	<b>MOBILIZATION</b>				<b>\$35,311.86</b>	<b>\$35,311.86</b>		<b>\$0.00</b>	<b>\$0.00</b>
MO1	Mobilization	LS	\$35,311.86	1	\$35,311.86	\$35,311.86	0	\$0.00	\$0.00
<b>1103</b>	<b>TESTING</b>				<b>\$10,000.00</b>	<b>\$0.00</b>		<b>\$10,000.00</b>	<b>\$0.00</b>
MT1	Compaction Testing	LS	\$10,000.00	1	\$10,000.00	\$0.00	1	\$10,000.00	\$0.00
<b>9506</b>	<b>PROJECT MANAGEMENT</b>				<b>\$20,000.00</b>	<b>\$0.00</b>		<b>\$20,000.00</b>	<b>\$0.00</b>
PM1	Project Management	LS	\$20,000.00	1	\$20,000.00	\$0.00	1	\$20,000.00	\$0.00
<b>9600</b>	<b>SITE COSTS</b>				<b>\$65,000.00</b>	<b>\$0.00</b>		<b>\$65,000.00</b>	<b>\$15,000.00</b>
ST1	Demolition- exiting sewer and storm	LS	\$15,000.00	1	\$15,000.00	\$0.00	1	\$15,000.00	\$15,000.00
ST2	Propane Pit and Trenching	LS	\$20,000.00	1	\$20,000.00	\$0.00	1	\$20,000.00	\$0.00
ST3	Propane Tanks	LS	\$30,000.00	1	\$30,000.00	\$0.00	1	\$30,000.00	\$0.00
<b>SUBTOTAL</b>					<b>\$768,810.06</b>	<b>\$498,085.36</b>		<b>\$613,834.18</b>	<b>\$234,760.18</b>
<b>5% MOBILIZATION</b>					<b>\$38,440.50</b>	<b>\$0.00</b>		<b>\$30,691.71</b>	<b>\$30,691.71</b>
<b>10% CONTINGENCY</b>					<b>\$76,881.01</b>	<b>\$0.00</b>		<b>\$61,383.42</b>	<b>\$0.00</b>
<b>7% CONSTRUCTION FEE</b>					<b>\$53,816.70</b>	<b>\$0.00</b>		<b>\$42,968.39</b>	<b>\$0.00</b>
<b>TOTAL</b>					<b>\$937,948.27</b>	<b>\$498,085.36</b>		<b>\$748,877.70</b>	<b>\$265,451.89</b>