

Edgewater Development Hard Cost Estimate				19-May-14														
PHASE ONE						Plans:		Reeve & Associates, Sheets 1-13, Rev. Dec 2013				C1.1-2						
No Residential Bldgs/Garages included								Bertoldi, Sheets A0.1, S1.1, S1.2, S1.5										
Description:		Quantity	Unit	Unit Cost:	Extension:	Notes:												
1	Site Improvements	1		N/A	\$ -	Thurgood Excavating	W/Change Orders for import fill	Complete on June 15, 2014		\$649,124								
							Includes utilities, asphalt roads w/Curb & Gutter											
					\$ -	Sleeves under roads (power, irrigation, etc)	Thurgood											
					\$ -	Trenching and conduit for power	Thurgood											
	Sewer Lift Station electrical	1			\$ -	Powerhouse. 3-Phase wiring in pump station		Complete on June 15, 2014		\$12,890								
					\$ -	Powerhouse, for backup generator	Delivers jobsite May 14, 2014	Complete on June 15, 2014		\$33,775								
						Powerhouse, concrete pad for generator		Complete on June 15, 2014		\$1,125								
					\$ -	Powerhouse, concrete vault for generator, assumed to be required by RMP		Done June 15, 2014		\$7,575								
	Gas piping	9	EA	\$ 1,600.00	\$ 14,400.00	9 lots	Benson											
	Power	9	EA	\$ 1,800.00	\$ 16,200.00	9 lots	Benson											
	Phase III power	1803	LF	\$ 22.00	\$ -		Benson	Complete on June 15, 2014		\$39,666								
	Water connection fees	9	EA	\$ 3,500.00	\$ 31,500.00	9 lots	Benson											
	Sewer connection fees	9	EA	\$ 5,000.00	\$ 45,000.00	9 lots	Benson											
	Weber Fire District	9	EA	\$ 328.15	\$ 2,953.35	9 lots	Seth											
	UDOT Access Permit	1	LS		\$ 1,000.00		Benson											
	UDOT Traffic Study	1	LS	\$ 1,860.00	\$ 1,860.00		Reeve Eng. Fees; Benefits Phases 2-4 but cost is Phase 1											
2	4' Sidewalks	5200	SF	\$ 4.50	\$ 23,400.00	Cornerstone Concrete Est.	W/4" min base underneath	Subdivision walks		Sheet 1								
	Steps	40	EA	\$ 35.00	\$ 1,400.00	Rough guesstimate		Not per unit sidewalks (pour those with the bldgs)										
5	Mailbox Pad/Mailbox	1	LS	\$ 4,636.00	\$ 4,636.00	30 SF	Mailbox capacity = 63 Units	(53 units + 6 retail tenants + Existing 4-Plex Condo)		"								
	Dumpster Pad	1	EA	\$ 2,838.00	\$ 2,838.00	150 SF	6" Reinforced concrete for trucks, bollards in back			"								
6	Pool & Spa	1	LS	N/A	\$ 85,749.00	Aquatech	Pool is 20'X40 Spa is 8' X 8'	Complete but no pool cover in the bid		BID								
					\$ 1,700.00	Budgeted	Gas piping into pool equipment room, budgeted	From street										
7	Pool Restroom Bldg	450	SF	\$ 61.85	\$ 27,832.50	Budgeted	Restroom area plus pool equipment, plus outdoor roof structure/canopy											
		460	SF	\$ 22.31	\$ 10,262.60	Budgeted	Outdoor canopy area	Concrete, framing, roofing, electrical, ext. hardiboard/paint										
10	Landscaping	1	LS		\$ 142,295.00	B2 Landscape, VE'd	Jim Boyden	(801) 200-4586	\$2.15/SF	High end irrigation system D/B								
						Subtotal:	\$ 413,026.45	As described. Add General Conditions, GC fee, design fees, permit fees.										
						Add 6% Fee	\$ 24,781.59											
						<b>Total:</b>	<b>\$ 437,808.04</b>											