

**REAGAN RANCH METROPOLITAN DISTRICT NO. 2**  
**PUBLIC IMPROVEMENTS SUMMARY - Initial Inclusion Area / Regional Costs**  
**SEPTEMBER 2021**

<b>Category</b>	<b>Estimate</b>
Design Engineering	\$235,000.00
Construction Surveying	\$70,500.00
Land Planning	\$150,000.00
Overlot Grading	\$300,000.00
Roadway Concrete	\$2,000,000.00
Includes curb and gutter, cross pans, squared returns, transitions, pedestrian ramps, common sidewalk, colored median concrete, subgrade preparation, winter protection, and cleanup	
Utility - Water (Pipe, Fittings, Hydrants)	\$1,500,000.00
Utility - Sanitary Sewer (Gravity System- manholes, pipe, bedding)	\$1,750,000.00
Utility - Storm Drain (pipe, manholes, inlet infrastructure)	\$2,275,000.00
Utility Relocations	\$250,000.00
Stormwater Detention/Water Quality Facilities	\$634,500.00
Electrical Distribution	\$305,500.00
Asphalt Paving	\$1,600,000.00
Includes asphalt paving, subgrade preparation, and manhole & valve adjustments	
Traffic Signalization - Space Village Avenue & Marksheffel Road	\$750,000.00
Off-site Public Improvements - Traffic Impact Study	\$3,000,000.00
Erosion Control	\$200,000.00
Installation, Maintenance, & Inspection	
Materials Testing & Pavement Design	\$75,000.00
Street Signs & Striping	\$25,000.00
Safety Protection	\$200,000.00
Fencing	\$300,000.00
Permitting	\$75,000.00
Includes Storm water Discharge Permit	
Agency & Utility Agency Review & Inspection	<u>\$50,000.00</u>
<b>Sub Total</b>	\$15,745,500.00
Project Management @ 4%	\$629,820.00
Construction Supervision @ 5%	<u>\$787,275.00</u>
<b>Sub Total</b>	\$17,162,595.00
Contingency @ 15%	<u>\$2,574,389.25</u>
<b>Total Estimated Public Improvements</b>	<b>\$19,736,984.25</b>