

WOODMEN HEIGHTS DISTRICT INFRASTRUCTURE COST ESTIMATE
TOTAL CONSTRUCTION COSTS FOR WOODMEN HEIGHTS DISTRICT
 July 29, 2005

ITEM	PHASE I	PHASE II	PHASE III	TOTAL COST
I. <u>STREET IMPROVEMENTS</u>				
Cowpoke (Black Forest – Vollmer) 2,100 LF	\$440,000.00			\$440,000.00
Cowpoke (Vollmer – Logwood) 1,700 LF	\$205,000.00			\$205,000.00
Cowpoke (Logwood – Forest Meadows) 1,250 LF		\$263,000.00		\$263,000.00
Cowpoke (Forest Meadows - Marksheffel) 1,100 LF			\$220,000.00	\$220,000.00
Vollmer Road (Cowpoke - North Prop. Bndy) 2,700 LF		\$638,000.00		\$638,000.00
Vollmer Road (Black F - Cowpoke) 2,900 LF	\$850,000.00			\$850,000.00
Forest Meadows (Vollmer – Logwood) 2,400 LF	\$280,000.00			\$280,000.00
Forest Meadows (Logwood – Cowpoke) 2,900 LF		\$751,200.00		\$751,200.00
Tutt Boulevard (Woodmen - Cowpoke) 4,300 LF	\$2,250,000.00			\$2,250,000.00
Cowpoke (Tutt - Black Forest) 4,200 LF	\$1,200,000.00			\$1,200,000.00
Sorpresa Lane (Tutt - School) 2,700 LF	\$700,000.00			\$700,000.00
Logwood (Woodmen – Forest Meadows) 800 LF			\$230,000.00	\$230,000.00
Logwood (Forest Meadows – Cowpoke) 1,700 LF		\$428,000.00		\$428,000.00
WVC Collector (Marksheffel - Mustang) 1,800 LF			\$363,000.00	\$363,000.00
Black Forest Road (Woodmen - Cowpoke) 3,700 LF	\$1,500,000.00	\$555,000.00		\$2,055,000.00
Black Forest Road (Cowpoke - North Prop. Bndy) 1,200 LF			\$465,000.00	\$465,000.00

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Black Forest Road (Woodmen - T Gap) 800 LF	\$160,000.00			\$160,000.00
Marksheffel (Woodmen – Church Access) 1,000 LF	\$250,000.00			\$250,000.00
Marksheffel (Church Access – Bridge) 1,000 LF		\$410,000.00		\$410,000.00
Marksheffel (Bridge – North Prop. Boundary) 2,200 LF			\$557,000.00	\$557,000.00
<u>STREET DESIGN SUB TOTAL</u>	<u>\$7,835,000.00</u>	<u>\$3,045,200.00</u>	<u>\$1,835,000.00</u>	<u>\$12,715,200.00</u>
II. <u>BRIDGE</u> (Marksheffel Road / Sand Creek)			<u>\$1,562,000.00</u>	<u>\$1,562,000.00</u>
III. <u>BRIDGE</u> (Black Forest Road / Cottonwood Creek)			<u>\$483,000.00</u>	<u>\$483,000.00</u>
IV. <u>OUTFALL SANITARY SEWER TOTAL</u>	<u>\$1,525,000.00</u>		<u>\$780,000.00</u>	<u>\$2,305,000.00</u>
18,000 LF (Woodmen Heights)				
1,880 LF (Powerwood)	<u>\$425,000.00</u>			<u>\$425,000.00</u>
V. <u>WATER</u> (Sizes per CSU Model, Fall 2003)				
Cowpoke 5,400 LF Westcreek – Black Forest Road 16"	\$425,000.00			\$425,000.00
Cowpoke 3,800 LF Black Forest - Logwood 16"	\$285,000.00			\$285,000.00

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Cowpoke 3,800 LF	\$165,000.00			
Logwood - Marksheffel 16"				
Black Forest 800 LF	\$75,675.00			\$75,675.00
Woodmen - Forest Meadows 24"				
Black Forest 2,900 LF	\$274,325.00			\$274,325.00
Forest Meadows - Cowpoke 12"				
Black Forest 1,200 LF			\$120,000.00	\$120,000.00
Cowpoke - North Prop. Bndy 12"				
Black Forest 800 LF	\$90,000.00			\$90,000.00
Woodmen - Templeton Gap 16"				
Vollmer 2,900 LF	\$290,000.00			\$290,000.00
Black F - Cowpoke 12"				
Vollmer 2,700 LF		\$270,000.00		\$270,000.00
Cowpoke - North Prop. Bndy 12"				
Forest Meadows 2,400 LF	\$380,000.00			\$380,000.00
Black Forest - Logwood 24"				
Forest Meadows 2,900 LF		\$353,800.00		\$353,800.00
Logwood - Cowpoke 24"				

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Woodmen 4,800 LF Tutt Blvd – Black Forest 24"	\$360,000.00			\$360,000.00
Marksheffel 3,000 LF Woodmen - Cowpoke 24"	\$745,000.00			\$745,000.00
Marksheffel 1,200 LF Cowpoke – North Property Boundary 24"			\$228,000.00	\$228,000.00
WVC Collector 2,100 LF Marksheffel - Mustang 12"			\$210,000.00	\$210,000.00
<u>WATER SUB TOTAL</u>	<u>\$3,090,000.00</u>	<u>\$623,800.00</u>	<u>\$558,000.00</u>	<u>\$4,106,800.00</u>

VI. <u>STORM SEWER SYSTEM</u>				
Western System (Into 17 Ac. Pond) 7,500 LF	\$300,000.00			\$300,000.00
Temporary Detention Pond 1 EA		\$25,000.00		\$25,000.00
Wetland Mitigation 10 AC	\$600,000.00		\$300,000.00	\$900,000.00
Central System (Into 25 Ac. Pond) 8,000 LF	\$100,000.00	\$350,000.00	\$200,000.00	\$650,000.00
Temporary Detention Pond 1 EA			\$25,000.00	\$25,000.00
Eastern System (Into 25 Ac. Pond) 8,500 LF			\$340,000.00	\$340,000.00

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Tutt Blvd Storm Sewer (Cottonwood Creek) 1,000 LF	\$500,000.00			\$500,000.00
Pond #2 Construction (Off-Site)	\$3,500,000.00			\$3,500,000.00
Sand Creek Channel Improvements			\$1,650,000.00	\$1,650,000.00
<u>STORM SYSTEM SUB TOTAL</u>	<u>\$5,000,000.00</u>	<u>\$375,000.00</u>	<u>\$2,515,000.00</u>	<u>\$6,240,000.00</u>
VII. <u>MASS OVERLOT GRADING/EROSION CONTROL</u>	<u>\$450,000.00</u>	<u>\$350,000.00</u>	<u>\$200,000.00</u>	<u>\$1,000,000.00</u>
VIII. <u>ENGINEERING, PLANNING & OFFICE SURVEYING</u>	<u>\$1,981,069.00</u>	<u>\$1,353,156.00</u>	<u>\$1,367,100.00</u>	<u>\$4,701,325.00</u>
IX. <u>MISCELLANEOUS</u>				
Landscaping - Fence & Streetscape 400,000 SF	\$4,200,000.00	\$1,060,000.00	\$288,600.00	<u>\$5,548,600.00</u>
Pocket Parks - Private District 7 EA	\$300,000.00	\$105,000.00	\$35,000.00	<u>\$440,000.00</u>
Landscaping, Fence, Public Parks 18 AC	\$1,672,000.00	\$565,000.00	\$455,000.00	<u>\$2,692,000.00</u>
Traffic Signals - Arterials (Span Wire) 2 Intersection		\$300,000.00		<u>\$300,000.00</u>
Traffic Signals - Collectors (Pole) 2 Intersection			\$160,000.00	<u>\$160,000.00</u>
Street Lighting - District 20 EA			\$60,000.00	<u>\$60,000.00</u>
<u>MISCELLANEOUS SUB TOTAL</u>	<u>\$6,172,000.00</u>	<u>\$2,030,000.00</u>	<u>\$998,600.00</u>	<u>\$9,200,600.00</u>
<u>SUBTOTAL CONSTRUCTION COSTS</u>	<u>\$26,478,069.00</u>	<u>\$7,777,156.00</u>	<u>\$10,298,700.00</u>	<u>\$44,553,925.00</u>
District Formation / Issuance Reimbursement	\$290,836.00			
District Engineering Reimbursement	\$916,225.00			
<u>TOTAL CONSTRUCTION COSTS</u>	<u>\$27,685,130.00</u>	<u>\$7,777,156.00</u>	<u>\$10,298,700.00</u>	<u>\$45,760,986.00</u>