

REAGAN RANCH METROPOLITAN DISTRICT NO. 1
PUBLIC IMPROVEMENTS SUMMARY - Initial Inclusion Area
SEPTEMBER 2021

Category	Estimate
Design Engineering	\$470,000.00
Construction Surveying	\$141,000.00
Land Planning	\$300,000.00
Overlot Grading	\$600,000.00
Roadway Excavation	\$1,300,000.00
Roadway Concrete	\$6,000,000.00
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)	\$2,900,000.00
Utility - Sanitary Sewer (Gravity System- manholes, pipe, bedding)	\$3,500,000.00
Utility - Storm Drain (pipe, manholes, inlet infrastructure)	\$4,550,000.00
Utility Relocations	\$500,000.00
Stormwater Detention/Water Quality Facilities	\$1,269,000.00
Electrical Distribution	\$611,000.00
Asphalt Paving	\$5,000,000.00
Includes asphalt paving, subgrade preparation, and manhole & valve adjustments	
Off-Site Public Improvements - Traffic Impact Study	\$5,000,000.00
Community Center (Clubhouse, Splashpad, Playgrounds, Lighting, Courts, Fencing)	\$8,000,000.00
Roadway Landscaping (Irrigation and Sound Wall Fencing)	\$2,600,000.00
Erosion Control (Installation, Maintenance & Inspections)	\$400,000.00
Materials Testing & Pavement Design	\$250,000.00
Street Signs & Striping	\$50,000.00
Safety Protection	\$400,000.00
Fencing	\$600,000.00
Permitting	\$150,000.00
Includes Storm water Discharge Permit	
Utility Agency Review & Inspection	\$100,000.00
Signs & Wayfinding	\$282,000.00
Trails, Pocket Parks, Landscaping & Hardscaping	<u>\$5,000,000.00</u>
Sub Total	\$49,973,000.00
Project Management @ 4%	\$1,998,920.00
Construction Supervision @ 5%	<u>\$2,498,650.00</u>
Sub Total	\$54,470,570.00
Contingency @ 15%	<u>\$8,170,585.50</u>
Total Estimated Public Improvements	\$62,641,155.50