

REAGAN RANCH METROPOLITAN DISTRICT NO. 2
PUBLIC IMPROVEMENTS SUMMARY - Initial Inclusion Area / Regional Costs
JUNE, 2020

Category	Estimate
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	
Lift Station (South) & Force Main	\$3,000,000.00
Community Center (Clubhouse, Pool, Playgrounds, Lighting, Parking, Seating & Fencing)	\$8,000,000.00
Roadway Landscaping	\$1,500,000.00
Includes irrigation and sound wall fence	
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	\$50,000.00
Signs & Wayfinding	\$141,000.00
Trails, Pocket Parks, Landscaping & Hardscaping	<u>\$2,500,000.00</u>
Sub Total	\$27,136,500.00
Project Management @ 4%	\$1,085,460.00
Construction Supervision @ 5%	<u>\$1,356,825.00</u>
Sub Total	\$29,578,785.00
Contingency @ 15%	<u>\$4,436,817.75</u>
Total Estimated Public Improvements	\$34,015,602.75
Regional Improvements Allocation to District No.2 - Initial v. Future Inclusions	40% / 60%
Description:	South Lift Station & Force Main to North Lift Station Interceptor