

**GREENWAYS AT SAND CREEK - DISTRICT ASSUMPTIONS**

Doug S/ Bill R  
6.26.20

**COMBINED DISTRICT 1 (COMMERCIAL) AND DISTRICT 3 (GREENWAYS SOUTH RESIDENTIAL)**

IMPROVEMENTS	Quantity	Unit	Unit Cost	Total Cost
<b>Access Road Though Existing Entrance Looping to S Carefree and Related Roads and Utilities</b>				<b>\$ 5,328,250</b>
Sewer 8" Relocate	6,400	lf	\$250.00	\$ 1,600,000
Sewer 8"	5,450	lf	\$125.00	\$ 681,250
Water 12"	7,400	lf	\$155.00	\$ 1,147,000
Curb	22,000	lf	\$25.00	\$ 550,000
CTS/Paving	45,000	sy	\$30.00	\$ 1,350,000
<b>S Carefree Extention and Related Roads and Utilities</b>				<b>\$ 1,888,625</b>
Sewer 8" Relocate	4,250	lf	\$250.00	\$ 1,062,500
Water 12"	3,375	lf	\$155.00	\$ 523,125
Curb	3,900	lf	\$25.00	\$ 97,500
CTS/Paving	6,850	sy	\$30.00	\$ 205,500
<b>2 Roundabouts on Tutt and 1 on S Carefree</b>	3	ea	\$ 500,000.00	<b>\$ 1,500,000</b>

**PARKS**

Community Park	8	acre	\$400,000	\$ 3,200,000
Trail Construction and associated amenities, including refurb of 3 Pedestrian Bridges				\$2,500,000
Community Center/Pavillon in Neighborhood Park	1	ea		\$1,000,000
			<b>Subtotal</b>	<b>\$ 6,700,000</b>

**DETENTION**

Multiple On-Site Detention Facilities and Drainages **\$2,500,000**

**NON POTABLE WATER SYSTEM AND EXTENSION FOR PARKS, OPEN SPACE AND LANDSCAPING**

Upgrade to Pump House and Equipment				\$750,000
Extension of Water Lines to Park and other Landscaped Areas	20,000	lf	\$65	\$1,300,000
Improvements to Wells and Pumping				\$400,000
			<b>Subtotal</b>	<b>\$2,450,000</b>

**LANDSCAPING OF OPEN SPACES, TRACTS AND ROW'S**

10 acres **\$120,000** **\$1,200,000**

**TOTAL OF ELIGIBLE COSTS FOR DISTRICTS 1 AND 3**

**TOTAL \$ 21,566,875**

**DISTRICT 2 - NORTH GREENWAYS RESIDENTIAL**

**IMPROVEMENTS**

<b>RI/RO off North Carefree and Roads and utilities in Greenways North</b>				<b>\$ 3,787,500</b>
Sewer 8"	7,500	lf	\$125	\$ 937,500
Water 8"	7,500	lf	\$140	\$ 1,050,000
Curb	16,000	lf	\$25	\$ 400,000
CTS/Paving	30,000	sy	\$30	\$ 900,000
Island Medians and associated Improvements	2	ea	\$250,000	\$ 500,000

**DETENTION**

Multiple On-Site Detention Facilities and Drainage Improvements **\$1,500,000**

**LANDSCAPING OF OPEN SPACES, TRACTS AND ROW'S**

2 acres **\$120,000** **\$ 240,000**

**TOTAL OF ELIGIBLE EXPENSES FOR DISTRICT 2**

**\$ 5,527,500**