

Construction Budget

Item Number	Budget Item	Updated Amount	Notes
DEVELOPMENT PHASE			
700	GENERAL		
701	Soft Costs	\$ 191,565	JR CDs/Does not include CDs for Ret. Walls
702	Site Clean Up	\$ 20,000	Big Haulers Bid/Homeless Camp Debris
703	Other General	\$ 20,000	
	Subtotal	\$ 231,565	
800	SITE WORK		ALL Figures are Monks Bids excepted 802
801	Mobilization	\$ 32,500	Heavy Equipment
802	Erosion Control	\$ 80,000	Bailey Land Solutions (est)
803	Clear & Grub	\$ 22,500	Does not include tree removal
804	Strip/Replace Topsoil	\$ 53,673	
805	Overlot Cut	\$ 416,101	
806	Overex to Pile	\$ 55,500	
807	Overexcavation	\$ 382,551	
	Subtotal	\$ 1,042,825	
900	WET UTILITIES		
901	Utility Mobilization	\$ 106,000	ALL Figures are ESI Bids
902	Water Lines/System	\$ 1,260,850	
903	Sanitary Sewer Lines/System	\$ 1,077,500	
904	Storm Drainage Lines/System	\$ 499,450	
	Subtotal	\$ 2,943,800	
1000	CONCRETE/FLATWORK/PAVING		ALL Figures are Pyramid Bids
1001	Mobilization Concrete	\$ 10,000	
1002	Permit	\$ 700	
1003	Class 6 Aggregate (6" depth)	\$ 349,125	36,750 SY
1004	Type 1 Curb & Gutter	\$ 46,870	1,720 LF
1005	Type 5 Curb & Gutter	\$ 139,755	6,655 LF
1006	Inlet Apron	\$ 15,537	550 SF
1007	17.5' Squared Return	\$ 8,800	4 total
1008	22.5' Squared Return	\$ 21,200	8 total
1009	Cross Pan/Valley Pan	\$ 26,880	2,240 SF
1010	Sidewalk (4'/no reinforce)	\$ 237,650	49,000 SF
1011	Pedestrian Ramps	\$ 63,000	3,000 SF
1012	HMA (4" depth/two lifts SX PG 64-22)	\$ 266,500	13,000 SY
1013	Concrete Alleyway (4" depth/no reinforce)	\$ 147,518	33,150 SF
1014	Adjust Water Valves	\$ 12,100	44 total
1015	Adjust Manholes	\$ 24,650	34 total
	Subtotal	\$ 1,370,285	

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1100	OTHER CONSTRUCTION		All Figures are Estimates
1101	Cable/Internet/Fiber	\$ -	Installed by service providers
1102	Shotcrete Walls	\$ 1,083,250	4,333 SY @ \$200 per + 25% contingency
1103	Street Lights (15 total)	\$ 112,500	
1104	Mail Box Kiosks (4)	\$ 13,800	
1105	Monument Sign (1)	\$ 15,000	
1106	Parks/Landscaping	\$ 200,000	Allowance
	Subtotal	\$ 1,424,550	
1200	PROJECT MANAGEMENT		
1201	General Contractor Fee	\$ 472,192	Includes DM for 10 months + BH GC contract
1202	Miscellaneous Project Costs	\$ 20,000	
	Subtotal	\$ 492,192	
	SUBTOTAL DEVELOPMENT PHASE	\$ 7,505,217	
	DEVELOPMENT CONTINGENCY (2.5%)	\$ 187,630	
	TOTAL DEVELOPMENT PHASE	\$ 7,692,847	\$43,462 per lot