

Any Town USA Lot Improvement Cost Summary

Discussion Draft

Total Finished Lot Costs Including Onsite and Offsites	Developers Research Cost Summary by Planning Area							Developers Research Planning Area Cost Per Unit					[COMPANY NAME] Total	Total Variance
	7200 SF Lots	6000 SF Lots	5000 SF Lots	4500 SF Lots	Overall Backbone	Overall Backbone		7200 SF Lots	6000 SF Lots	5000 SF Lots	4500 SF Lots			
	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total	PA 1	PA 2	PA 3	PA 4	DR Cost Per Lot		
Number of Units	118	118	113	94	0	0	443	118	118	113	94	443	0	
Dwelling Units per Acre	3.9	4.7	5.7	6.3	0.0	0.0	4.9	3.9	4.7	5.7	6.3	4.9		
Buildable Acres	30.0	25.0	20.0	15.0	0.0	0.0	90.0	30.0	25.0	20.0	15.0	90.0		
Total Project Acreage	31.0	26.0	21.0	16.0	14.0	2.0	110.0	31.0	26.0	21.0	16.0	110.0	0.0	
Lot Improvement Indirect Costs														
Civil Engineering	\$477,582	\$430,399	\$364,517	\$297,845	\$353,871	\$121,631	\$2,045,845	\$4,047	\$3,647	\$3,226	\$3,169	\$4,618	\$3,500,000	(\$1,454,155)
Soils Engineering	\$73,460	\$65,510	\$52,345	\$41,730	\$63,300	\$15,900	\$312,245	\$623	\$555	\$463	\$444	\$705	\$500,000	(\$187,755)
Environmental Processing	\$93,150	\$86,400	\$77,900	\$64,500	\$24,300	\$2,700	\$348,950	\$789	\$732	\$689	\$686	\$788	\$500,000	(\$151,050)
Other Development Consulting	\$116,817	\$112,475	\$106,217	\$95,137	\$206,088	\$55,961	\$692,696	\$990	\$953	\$940	\$1,012	\$1,564	\$1,000,000	(\$307,304)
Planning Fees, Deposits, Permits	\$217,159	\$195,852	\$164,428	\$135,962	\$185,634	\$62,157	\$961,192	\$1,840	\$1,660	\$1,455	\$1,446	\$2,170	\$1,500,000	(\$538,808)
Impact Fees	\$4,750,311	\$4,715,383	\$4,434,627	\$3,656,027	\$7,000	\$1,000	\$17,564,349	\$40,257	\$39,961	\$39,244	\$38,894	\$39,649	\$20,000,000	(\$2,435,651)
Impact Fee Credits	(\$236,000)	(\$236,000)	(\$226,000)	(\$188,000)	\$0	\$0	(\$886,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	\$0	(\$886,000)
Bonds	\$63,689	\$56,234	\$46,094	\$38,834	\$89,891	\$19,763	\$314,506	\$540	\$477	\$408	\$413	\$710	\$500,000	(\$185,494)
Indirect Contingency	5.0%	\$277,808	\$271,313	\$251,006	\$207,102	\$46,504	\$1,067,689	\$2,354	\$2,299	\$2,221	\$2,203	\$2,410	\$1,500,000	(\$432,311)
Lot Improvement Indirect Costs	\$5,833,977	\$5,697,567	\$5,271,135	\$4,349,137	\$976,588	\$293,068	\$22,421,471	\$49,440	\$48,284	\$46,647	\$46,267	\$50,613	\$29,000,000	(\$6,578,529)
Lot Improvement Direct Costs														
Site Preparation	\$50,763	\$43,745	\$36,598	\$29,255	\$26,240	\$6,135	\$192,735	\$430	\$371	\$324	\$311	\$435	\$200,000	(\$7,265)
Rough Grading	\$322,522	\$276,212	\$228,402	\$176,392	\$434,768	\$18,524	\$1,456,820	\$2,733	\$2,341	\$2,021	\$1,877	\$3,289	\$2,000,000	(\$543,180)
Erosion and Dust Control	\$344,010	\$295,110	\$244,590	\$190,290	\$141,000	\$24,000	\$1,239,000	\$2,915	\$2,501	\$2,165	\$2,024	\$2,797	\$1,500,000	(\$261,000)
Storm Drain System	\$278,000	\$288,700	\$177,150	\$164,300	\$304,480	\$157,060	\$1,369,690	\$2,356	\$2,447	\$1,568	\$1,748	\$3,092	\$3,000,000	(\$1,630,310)
Sanitary Sewer System	\$362,680	\$319,680	\$272,680	\$226,600	\$255,000	\$142,750	\$1,579,390	\$3,074	\$2,709	\$2,413	\$2,411	\$3,565	\$1,800,000	(\$220,610)
Water Distribution System	\$450,960	\$400,710	\$344,860	\$285,880	\$356,450	\$169,750	\$2,008,610	\$3,822	\$3,396	\$3,052	\$3,041	\$4,534	\$2,500,000	(\$491,390)
Street Improvements - Concrete	\$403,096	\$336,284	\$269,473	\$214,206	\$419,513	\$184,596	\$1,827,168	\$3,416	\$2,850	\$2,385	\$2,279	\$4,125	\$2,000,000	(\$172,833)
Street Improvements - Asphalt	\$809,537	\$673,052	\$535,667	\$429,329	\$994,156	\$203,193	\$3,644,934	\$6,860	\$5,704	\$4,740	\$4,567	\$8,228	\$4,000,000	(\$355,066)
Fencing and Walls	\$133,140	\$133,140	\$127,190	\$106,270	\$16,000	\$0	\$515,740	\$1,128	\$1,128	\$1,126	\$1,131	\$1,164	\$1,000,000	(\$484,260)
Landscaping	\$557,680	\$517,080	\$476,480	\$444,975	\$1,730,169	\$112,295	\$3,838,679	\$4,726	\$4,382	\$4,217	\$4,734	\$8,665	\$4,000,000	(\$161,321)
Common Costs	\$18,000	\$18,000	\$18,000	\$15,000	\$387,950	\$0	\$456,950	\$153	\$153	\$159	\$160	\$1,031	\$0	\$456,950
Repairs For Bond Release	\$56,886	\$48,902	\$39,577	\$32,661	\$72,291	\$20,128	\$270,445	\$482	\$414	\$350	\$347	\$610	\$0	\$270,445
Dry Utilities	\$1,251,994	\$1,108,027	\$946,601	\$772,211	\$917,460	\$594,184	\$5,590,477	\$10,610	\$9,390	\$8,377	\$8,215	\$12,620	\$6,000,000	(\$409,523)
Reimbursements	(\$625,967)	(\$570,243)	(\$501,900)	(\$410,606)	\$0	\$0	(\$2,108,717)	(\$5,305)	(\$4,833)	(\$4,442)	(\$4,368)	(\$4,760)	\$0	(\$2,108,717)
Direct Contingency	10.7%	\$473,582	\$416,461	\$344,377	\$285,315	\$649,024	\$2,333,874	\$4,013	\$3,529	\$3,048	\$3,035	\$5,268	\$2,500,000	(\$166,126)
Lot Improvement Direct Costs	\$4,886,883	\$4,304,861	\$3,559,744	\$2,962,078	\$6,704,501	\$1,797,729	\$24,215,795	\$41,414	\$36,482	\$31,502	\$31,511	\$54,663	\$30,500,000	(\$6,284,205)
Total Lot Improvement Costs	\$10,720,860	\$10,002,428	\$8,830,879	\$7,311,214	\$7,681,089	\$2,090,797	\$46,637,266	\$90,855	\$84,766	\$78,149	\$77,779	\$105,276	\$59,500,000	(\$12,862,734)

**Any Town USA
Lot Improvement Cost Summary**

Costs to Prepare Blue Top

Developers Research Cost Summary by Planning Area								Developers Research Planning Area Cost Per Unit					[COMPANY NAME]		
PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total	PA 1	PA 2	PA 3	PA 4	DR Cost Per Lot	Total			
<u>Lot Improvement Indirect Costs</u>															
Civil Engineering	\$293,558	\$263,013	\$222,711	\$180,885	\$353,871	\$121,631	\$1,435,667	\$2,488	\$2,229	\$1,971	\$1,924	\$3,241	\$2,500,000	(\$1,064,333)	
Soils Engineering	\$35,350	\$30,600	\$25,600	\$19,900	\$63,300	\$15,900	\$190,650	\$300	\$259	\$227	\$212	\$430	\$500,000	(\$309,350)	
Environmental Processing	\$93,150	\$86,400	\$77,900	\$64,500	\$24,300	\$2,700	\$348,950	\$789	\$732	\$689	\$686	\$788	\$500,000	(\$151,050)	
Other Development Consulting	\$99,117	\$94,775	\$89,267	\$81,037	\$206,088	\$55,961	\$626,246	\$840	\$803	\$790	\$862	\$1,414	\$1,000,000	(\$373,754)	
Planning Fees, Deposits, Permits	\$48,795	\$47,494	\$44,467	\$36,608	\$185,634	\$62,157	\$425,154	\$414	\$402	\$394	\$389	\$960	\$1,500,000	(\$1,074,846)	
Impact Fees	\$15,500	\$13,000	\$10,500	\$8,000	\$7,000	\$1,000	\$55,000	\$131	\$110	\$93	\$85	\$124	\$0	\$55,000	
Bonds	\$5,742	\$4,816	\$3,890	\$2,964	\$89,891	\$19,763	\$127,067	\$49	\$41	\$34	\$32	\$287	\$500,000	(\$372,933)	
Indirect Contingency	5.0%	\$29,561	\$27,005	\$23,717	\$19,695	\$46,504	\$13,956	\$160,437	\$251	\$229	\$210	\$210	\$362	\$1,000,000	(\$839,563)
Lot Improvement Indirect Costs	\$620,773	\$567,103	\$498,051	\$413,588	\$976,588	\$293,068	\$3,369,171	\$5,261	\$4,806	\$4,408	\$4,400	\$7,605	\$7,500,000	(\$4,130,829)	
<u>Lot Improvement Direct Costs</u>															
Site Preparation	\$50,763	\$43,745	\$36,598	\$29,255	\$26,240	\$6,135	\$192,735	\$430	\$371	\$324	\$311	\$435	\$200,000	(\$7,265)	
Rough Grading	\$287,122	\$240,812	\$194,502	\$148,192	\$434,768	\$18,524	\$1,323,920	\$2,433	\$2,041	\$1,721	\$1,577	\$2,989	\$2,000,000	(\$676,080)	
Erosion and Dust Control	\$124,000	\$104,000	\$84,000	\$64,000	\$141,000	\$24,000	\$541,000	\$1,051	\$881	\$743	\$681	\$1,221	\$1,500,000	(\$959,000)	
Storm Drain System	\$0	\$0	\$0	\$0	\$304,480	\$157,060	\$461,540	\$0	\$0	\$0	\$0	\$1,042	\$0	\$461,540	
Sanitary Sewer System	\$0	\$0	\$0	\$0	\$255,000	\$142,750	\$397,750	\$0	\$0	\$0	\$0	\$898	\$1,000,000	(\$602,250)	
Water Distribution System	\$0	\$0	\$0	\$0	\$356,450	\$169,750	\$526,200	\$0	\$0	\$0	\$0	\$1,188	\$0	\$526,200	
Street Improvements - Concrete	\$0	\$0	\$0	\$0	\$419,513	\$184,596	\$604,109	\$0	\$0	\$0	\$0	\$1,364	\$0	\$604,109	
Street Improvements - Asphalt	\$0	\$0	\$0	\$0	\$994,156	\$203,193	\$1,197,349	\$0	\$0	\$0	\$0	\$2,703	\$0	\$1,197,349	
Fencing and Walls	\$0	\$0	\$0	\$0	\$16,000	\$0	\$16,000	\$0	\$0	\$0	\$0	\$36	\$0	\$16,000	
Landscaping	\$0	\$0	\$0	\$0	\$1,730,169	\$112,295	\$1,842,464	\$0	\$0	\$0	\$0	\$4,159	\$4,000,000	(\$2,157,536)	
Common Costs	\$0	\$0	\$0	\$0	\$387,950	\$0	\$387,950	\$0	\$0	\$0	\$0	\$876	\$0	\$387,950	
Repairs For Bond Release	\$0	\$0	\$0	\$0	\$72,291	\$20,128	\$92,419	\$0	\$0	\$0	\$0	\$209	\$0	\$92,419	
Dry Utilities	\$0	\$0	\$0	\$0	\$917,460	\$594,184	\$1,511,644	\$0	\$0	\$0	\$0	\$3,412	\$0	\$1,511,644	
Direct Contingency	11.5%	\$74,901	\$62,937	\$50,960	\$38,964	\$649,024	\$165,114	\$1,041,900	\$635	\$533	\$451	\$415	\$2,352	\$2,500,000	(\$1,458,100)
Lot Improvement Direct Costs	\$536,785	\$451,494	\$366,060	\$280,411	\$6,704,501	\$1,797,729	\$10,136,979	\$4,549	\$3,826	\$3,239	\$2,983	\$22,883	\$11,200,000	(\$1,063,021)	
Lot Improvement Costs	\$1,157,558	\$1,018,597	\$864,111	\$693,999	\$7,681,089	\$2,090,797	\$13,506,150	\$9,810	\$8,632	\$7,647	\$7,383	\$30,488	\$18,700,000	(\$5,193,850)	

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Discussion Draft

		Developers Research Cost Summary by Planning Area						Developers Research Planning Area Cost Per Unit					[COMPANY NAME] Total	Total Variance	
		PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total	PA 1	PA 2	PA 3	PA 4			DR Cost Per Lot
Costs To Prepare Finished Lots															
<u>Lot Improvement Indirect Costs</u>															
		\$184,024	\$167,387	\$141,806	\$116,960	\$0	\$0	\$610,177	\$1,560	\$1,419	\$1,255	\$1,244	\$1,377	\$1,000,000	(\$389,823)
		\$38,110	\$34,910	\$26,745	\$21,830	\$0	\$0	\$121,595	\$323	\$296	\$237	\$232	\$274	\$0	\$121,595
		\$17,700	\$17,700	\$16,950	\$14,100	\$0	\$0	\$66,450	\$150	\$150	\$150	\$150	\$150	\$0	\$66,450
		\$168,364	\$148,359	\$119,961	\$99,354	\$0	\$0	\$536,038	\$1,427	\$1,257	\$1,062	\$1,057	\$1,210	\$0	\$536,038
		\$57,947	\$51,418	\$42,204	\$35,870	\$0	\$0	\$187,439	\$491	\$436	\$373	\$382	\$423	\$0	\$187,439
	5.0%	\$23,307	\$20,989	\$17,383	\$14,406	\$0	\$0	\$76,085	\$198	\$178	\$154	\$153	\$172	\$500,000	(\$423,915)
Lot Improvement Indirect Costs		\$489,452	\$440,762	\$365,050	\$302,520	\$0	\$0	\$1,597,784	\$4,148	\$3,735	\$3,231	\$3,218	\$3,607	\$1,500,000	\$97,784
<u>Lot Improvement Direct Costs</u>															
		\$35,400	\$35,400	\$33,900	\$28,200	\$0	\$0	\$132,900	\$300	\$300	\$300	\$300	\$300	\$0	\$132,900
		\$220,010	\$191,110	\$160,590	\$126,290	\$0	\$0	\$698,000	\$1,864	\$1,620	\$1,421	\$1,344	\$1,576	\$0	\$698,000
		\$278,000	\$288,700	\$177,150	\$164,300	\$0	\$0	\$908,150	\$2,356	\$2,447	\$1,568	\$1,748	\$2,050	\$3,000,000	(\$2,091,850)
		\$362,680	\$319,680	\$272,680	\$226,600	\$0	\$0	\$1,181,640	\$3,074	\$2,709	\$2,413	\$2,411	\$2,667	\$800,000	\$381,640
		\$450,960	\$400,710	\$344,860	\$285,880	\$0	\$0	\$1,482,410	\$3,822	\$3,396	\$3,052	\$3,041	\$3,346	\$2,500,000	(\$1,017,590)
		\$403,096	\$336,284	\$269,473	\$214,206	\$0	\$0	\$1,223,059	\$3,416	\$2,850	\$2,385	\$2,279	\$2,761	\$2,000,000	(\$776,941)
		\$809,537	\$673,052	\$535,667	\$429,329	\$0	\$0	\$2,447,585	\$6,860	\$5,704	\$4,740	\$4,567	\$5,525	\$4,000,000	(\$1,552,415)
		\$133,140	\$133,140	\$127,190	\$106,270	\$0	\$0	\$499,740	\$1,128	\$1,128	\$1,126	\$1,131	\$1,128	\$1,000,000	(\$500,260)
		\$557,680	\$517,080	\$476,480	\$444,975	\$0	\$0	\$1,996,215	\$4,726	\$4,382	\$4,217	\$4,734	\$4,506	\$0	\$1,996,215
		\$18,000	\$18,000	\$18,000	\$15,000	\$0	\$0	\$69,000	\$153	\$153	\$159	\$160	\$156	\$0	\$69,000
		\$56,886	\$48,902	\$39,577	\$32,661	\$0	\$0	\$178,027	\$482	\$414	\$350	\$347	\$402	\$0	\$178,027
		\$1,251,994	\$1,108,027	\$946,601	\$772,211	\$0	\$0	\$4,078,833	\$10,610	\$9,390	\$8,377	\$8,215	\$9,207	\$6,000,000	(\$1,921,167)
		(\$625,967)	(\$570,243)	(\$501,900)	(\$410,606)	\$0	\$0	(\$2,108,717)	(\$5,305)	(\$4,833)	(\$4,442)	(\$4,368)	(\$4,760)	\$0	(\$2,108,717)
	10.1%	\$398,682	\$353,524	\$293,417	\$246,352	\$0	\$0	\$1,291,974	\$3,379	\$2,996	\$2,597	\$2,621	\$2,916	\$0	\$1,291,974
Lot Improvement Direct Costs		\$4,350,098	\$3,853,367	\$3,193,684	\$2,681,667	\$0	\$0	\$14,078,816	\$36,865	\$32,656	\$28,263	\$28,528	\$31,781	\$19,300,000	(\$5,221,184)
Total Lot Improvement Costs		\$4,839,550	\$4,294,129	\$3,558,734	\$2,984,186	\$0	\$0	\$15,676,600	\$41,013	\$36,391	\$31,493	\$31,747	\$35,387	\$20,800,000	(\$5,123,400)
Builder Costs															
<u>Lot Improvement Indirect Costs</u>															
		\$4,734,811	\$4,702,383	\$4,424,127	\$3,648,027	\$0	\$0	\$17,509,349	\$40,126	\$39,851	\$39,152	\$38,809	\$39,524	\$20,000,000	(\$2,490,651)
		(\$236,000)	(\$236,000)	(\$226,000)	(\$188,000)	\$0	\$0	(\$886,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	\$0	(\$886,000)
	5.00%	\$224,941	\$223,319	\$209,906	\$173,001	\$0	\$0	\$831,167	\$1,906	\$1,893	\$1,858	\$1,840	\$1,876	\$0	\$831,167
Lot Improvement Indirect Costs		\$4,723,752	\$4,689,702	\$4,408,034	\$3,633,029	\$0	\$0	\$17,454,516	\$40,032	\$39,743	\$39,009	\$38,649	\$39,401	\$20,000,000	(\$2,545,484)



**Any Town USA
Cost Detail Schedule**

<u>Indirect Contingency</u>	Responsible Party	Unit	Dev Res Unit Price	Total Cost	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Quantity	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Cost
Civil Engineering Contingency - Blue Top	Blue Top	%	5.0%	\$71,783	\$293,558	\$263,013	\$222,711	\$180,885	\$353,871	\$121,631	\$1,435,667	\$14,678	\$13,151	\$11,136	\$9,044	\$17,694	\$6,082	\$71,783
Civil Engineering Contingency - Finished Lots	Finished Lots	%	5.0%	\$30,509	\$184,024	\$167,387	\$141,806	\$116,960	\$0	\$0	\$610,177	\$9,201	\$8,369	\$7,090	\$5,848	\$0	\$0	\$30,509
Soils Engineering Contingency - Blue Top	Blue Top	%	5.0%	\$9,533	\$35,350	\$30,600	\$25,600	\$19,900	\$63,300	\$15,900	\$190,650	\$1,768	\$1,530	\$1,280	\$995	\$3,165	\$795	\$9,533
Soils Engineering Contingency - Finished Lots	Finished Lots	%	5.0%	\$6,080	\$38,110	\$34,910	\$26,745	\$21,830	\$0	\$0	\$121,595	\$1,906	\$1,746	\$1,337	\$1,092	\$0	\$0	\$6,080
Environmental Processing Contingency - Blue Top	Blue Top	%	5.0%	\$17,448	\$93,150	\$86,400	\$77,900	\$64,500	\$24,300	\$2,700	\$348,950	\$4,658	\$4,320	\$3,895	\$3,225	\$1,215	\$135	\$17,448
Other Development Consulting Contingency - Blue Top	Blue Top	%	5.0%	\$31,312	\$99,117	\$94,775	\$89,267	\$81,037	\$206,088	\$55,961	\$626,246	\$4,956	\$4,739	\$4,463	\$4,052	\$10,304	\$2,798	\$31,312
Other Development Consulting Contingency - Finished Lots	Finished Lots	%	5.0%	\$3,323	\$17,700	\$17,700	\$16,950	\$14,100	\$0	\$0	\$66,450	\$885	\$885	\$848	\$705	\$0	\$0	\$3,323
Planning Fees, Deposits, Permits Contingency - Blue Top	Blue Top	%	5.0%	\$21,258	\$48,795	\$47,494	\$44,467	\$36,608	\$185,634	\$62,157	\$425,154	\$2,440	\$2,375	\$2,223	\$1,830	\$9,282	\$3,108	\$21,258
Planning Fees, Deposits, Permits Contingency - Finished Lots	Finished Lots	%	5.0%	\$26,802	\$168,364	\$148,359	\$119,961	\$99,354	\$0	\$0	\$536,038	\$8,418	\$7,418	\$5,998	\$4,968	\$0	\$0	\$26,802
Impact Fees Contingency - Blue Top	Blue Top	%	5.0%	\$2,750	\$15,500	\$13,000	\$10,500	\$8,000	\$7,000	\$1,000	\$55,000	\$775	\$650	\$525	\$400	\$350	\$50	\$2,750
Impact Fees Contingency - Builder	Builder	%	5.0%	\$875,467	\$4,734,811	\$4,702,383	\$4,424,127	\$3,648,027	\$0	\$0	\$17,509,349	\$236,741	\$235,119	\$221,206	\$182,401	\$0	\$0	\$875,467
Impact Fee Credits Contingency - Builder	Builder	%	5.0%	(\$44,300)	(\$236,000)	(\$236,000)	(\$226,000)	(\$188,000)	\$0	\$0	(\$886,000)	(\$11,800)	(\$11,800)	(\$11,300)	(\$9,400)	\$0	\$0	(\$44,300)
Bonds Contingency - Blue Top	Blue Top	%	5.0%	\$6,353	\$5,742	\$4,816	\$3,890	\$2,964	\$89,891	\$19,763	\$127,067	\$287	\$241	\$195	\$148	\$4,495	\$988	\$6,353
Bonds Contingency - Finished Lots	Finished Lots	%	5.0%	\$9,372	\$57,947	\$51,418	\$42,204	\$35,870	\$0	\$0	\$187,439	\$2,897	\$2,571	\$2,110	\$1,793	\$0	\$0	\$9,372
Indirect Contingency Total		DU	\$2,410	\$1,067,689								\$277,808	\$271,313	\$251,006	\$207,102	\$46,504	\$13,956	\$1,067,689
Blue Top Responsibility	Blue Top			\$160,437								\$29,561	\$27,005	\$23,717	\$19,695	\$46,504	\$13,956	\$160,437
Finished Lots Responsibility	Finished Lots			\$76,085								\$23,307	\$20,989	\$17,383	\$14,406	\$0	\$0	\$76,085
Builder Responsibility	Builder			\$831,167								\$224,941	\$223,319	\$209,906	\$173,001	\$0	\$0	\$831,167

**Any Town USA
Cost Detail Schedule**

Discussion Draft

<u>Site Preparation</u>	Responsible Party	Unit	Dev Res Unit Price	Total Cost	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Quantity	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Cost
Clearing & Grubbing	Blue Top	AC	\$750.00	\$82,500	31.0	26.0	21.0	16.0	14.0	2.0	110.0	\$23,250	\$19,500	\$15,750	\$12,000	\$10,500	\$1,500	\$82,500
Debris Removal	Blue Top	AC	\$400.00	\$44,000	31.0	26.0	21.0	16.0	14.0	2.0	110.0	\$12,400	\$10,400	\$8,400	\$6,400	\$5,600	\$800	\$44,000
Temporary Construction Fencing	Blue Top	LF	\$3.25	\$66,235	4,650	4,260	3,830	3,340	3,120	1,180	20,380	\$15,113	\$13,845	\$12,448	\$10,855	\$10,140	\$3,835	\$66,235
Site Preparation Total		DU	\$435	\$192,735								\$50,763	\$43,745	\$36,598	\$29,255	\$26,240	\$6,135	\$192,735
Blue Top Responsibility	Blue Top			\$192,735								\$50,763	\$43,745	\$36,598	\$29,255	\$26,240	\$6,135	\$192,735
<u>Rough Grading</u>	Responsible Party	Unit	Dev Res Unit Price	Total Cost	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Quantity	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Cost
Mobilization	Blue Top	CY	\$0.06	\$8,400	0	0	0	0	140,000	0	140,000	\$0	\$0	\$0	\$0	\$8,400	\$0	\$8,400
Develop Construction Water	Blue Top	AC	\$550.00	\$60,500	31.0	26.0	21.0	16.0	14.0	2.0	110.0	\$17,050	\$14,300	\$11,550	\$8,800	\$7,700	\$1,100	\$60,500
Construction Water	Blue Top	CY	\$0.10	\$14,000	0	0	0	0	140,000	0	140,000	\$0	\$0	\$0	\$0	\$14,000	\$0	\$14,000
Removals - Common1	Blue Top	CY	\$1.21	\$12,075	0	0	0	0	10,000	0	10,000	\$0	\$0	\$0	\$0	\$12,075	\$0	\$12,075
Overexcavation - Common1	Blue Top	CY	\$1.31	\$26,250	0	0	0	0	20,000	0	20,000	\$0	\$0	\$0	\$0	\$26,250	\$0	\$26,250
Mass Excavation - Common1	Blue Top	CY	\$1.31	\$144,375	0	0	0	0	110,000	0	110,000	\$0	\$0	\$0	\$0	\$144,375	\$0	\$144,375
Export to Balance Site	Blue Top	CY	\$10.00	\$100,000	0	0	0	0	10,000	0	10,000	\$0	\$0	\$0	\$0	\$100,000	\$0	\$100,000
Site Finish	Blue Top	SF	\$0.20	\$958,320	1,350,360	1,132,560	914,760	696,960	609,840	87,120	4,791,600	\$270,072	\$226,512	\$182,952	\$139,392	\$121,968	\$17,424	\$958,320
Retaining Walls - Allowance - Detached	Finished Lots	SF	\$30.00	\$132,900	1,180	1,180	1,130	940	0	0	4,430	\$35,400	\$35,400	\$33,900	\$28,200	\$0	\$0	\$132,900
Rough Grading Total		DU	\$3,289	\$1,456,820								\$322,522	\$276,212	\$228,402	\$176,392	\$434,768	\$18,524	\$1,456,820
Blue Top Responsibility	Blue Top			\$1,323,920								\$287,122	\$240,812	\$194,502	\$148,192	\$434,768	\$18,524	\$1,323,920
Finished Lots Responsibility	Finished Lots			\$132,900								\$35,400	\$35,400	\$33,900	\$28,200	\$0	\$0	\$132,900
<u>Erosion and Dust Control</u>	Responsible Party	Unit	Dev Res Unit Price	Total Cost	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Quantity	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Cost
Dust Control - (PM-10)	Blue Top	AC	\$1,500.00	\$165,000	31.0	26.0	21.0	16.0	14.0	2.0	110.0	\$46,500	\$39,000	\$31,500	\$24,000	\$21,000	\$3,000	\$165,000
Erosion Control	Blue Top	AC	\$2,500.00	\$275,000	31.0	26.0	21.0	16.0	14.0	2.0	110.0	\$77,500	\$65,000	\$52,500	\$40,000	\$35,000	\$5,000	\$275,000
Erosion & Dust Control Maintenance - Intract	Finished Lots	AC	\$5,000.00	\$470,000	31.0	26.0	21.0	16.0	0.0	0.0	94.0	\$155,000	\$130,000	\$105,000	\$80,000	\$0	\$0	\$470,000
Erosion & Dust Control Maintenance - Backbone and Offsite	Blue Top	AC	\$5,000.00	\$80,000	0.0	0.0	0.0	0.0	14.0	2.0	16.0	\$0	\$0	\$0	\$0	\$70,000	\$10,000	\$80,000
Silt Fence	Finished Lots	LF	\$3.00	\$47,100	4,570	4,170	3,730	3,230	0	0	15,700	\$13,710	\$12,510	\$11,190	\$9,690	\$0	\$0	\$47,100
Street Cleanup - Intract	Finished Lots	LF	\$3.00	\$48,000	5,300	4,400	3,500	2,800	0	0	16,000	\$15,900	\$13,200	\$10,500	\$8,400	\$0	\$0	\$48,000
Street Cleanup - Backbone	Blue Top	LF	\$3.00	\$15,000	0	0	0	0	5,000	0	5,000	\$0	\$0	\$0	\$0	\$15,000	\$0	\$15,000
Street Cleanup - Offsite	Blue Top	LF	\$3.00	\$6,000	0	0	0	0	0	2,000	2,000	\$0	\$0	\$0	\$0	\$0	\$6,000	\$6,000
SWPPP Testing	Finished Lots	DU	\$300.00	\$132,900	118	118	113	94	0	0	443	\$35,400	\$35,400	\$33,900	\$28,200	\$0	\$0	\$132,900
Erosion and Dust Control Total		DU	\$2,797	\$1,239,000								\$344,010	\$295,110	\$244,590	\$190,290	\$141,000	\$24,000	\$1,239,000
Blue Top Responsibility	Blue Top			\$541,000								\$124,000	\$104,000	\$84,000	\$64,000	\$141,000	\$24,000	\$541,000
Finished Lots Responsibility	Finished Lots			\$698,000								\$220,010	\$191,110	\$160,590	\$126,290	\$0	\$0	\$698,000

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Cost Detail Schedule**

Discussion Draft

Storm Drain System																		
	Responsible Party	Unit	Dev Res Unit Price	Total Cost	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Quantity	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Cost
Storm Drain Move-In - Intract	Finished Lots	EA	\$2,500.00	\$10,000	1	1	1	1	0	0	4	\$2,500	\$2,500	\$2,500	\$2,500	\$0	\$0	\$10,000
Storm Drain Move-In - Backbone	Blue Top	EA	\$2,500.00	\$2,500	0	0	0	0	1	0	1	\$0	\$0	\$0	\$0	\$2,500	\$0	\$2,500
Storm Drain Move-In - Offsite	Blue Top	EA	\$2,500.00	\$2,500	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$2,500	\$2,500
Reinforced Concrete Pipe - 18 Inch - Intract	Finished Lots	LF	\$55.00	\$155,650	500	1,600	330	400	0	0	2,830	\$27,500	\$88,000	\$18,150	\$22,000	\$0	\$0	\$155,650
Reinforced Concrete Pipe - 24 Inch - Backbone	Blue Top	LF	\$65.00	\$65,000	0	0	0	0	1,000	0	1,000	\$0	\$0	\$0	\$0	\$65,000	\$0	\$65,000
Reinforced Concrete Pipe - 36 Inch - Offsite	Blue Top	LF	\$90.00	\$90,000	0	0	0	0	0	1,000	1,000	\$0	\$0	\$0	\$0	\$0	\$90,000	\$90,000
Storm Drain - Manhole 48 Inch Diameter - Intract	Finished Lots	EA	\$4,500.00	\$58,500	2	7	2	2	0	0	13	\$9,000	\$31,500	\$9,000	\$9,000	\$0	\$0	\$58,500
Storm Drain - Manhole 60 Inch Diameter - Backbone	Blue Top	EA	\$6,500.00	\$26,000	0	0	0	0	4	0	4	\$0	\$0	\$0	\$0	\$26,000	\$0	\$26,000
Storm Drain - Manhole 60 Inch Diameter - Offsite	Blue Top	EA	\$6,500.00	\$26,000	0	0	0	0	0	4	4	\$0	\$0	\$0	\$0	\$0	\$26,000	\$26,000
Manholes - Adjust to Grade - Intract	Finished Lots	EA	\$500.00	\$6,500	2	7	2	2	0	0	13	\$1,000	\$3,500	\$1,000	\$1,000	\$0	\$0	\$6,500
Manholes - Adjust to Grade - Backbone	Blue Top	EA	\$500.00	\$2,000	0	0	0	0	4	0	4	\$0	\$0	\$0	\$0	\$2,000	\$0	\$2,000
Manholes - Adjust to Grade - Offsite	Blue Top	EA	\$500.00	\$2,000	0	0	0	0	0	4	4	\$0	\$0	\$0	\$0	\$0	\$2,000	\$2,000
Catch Basin W=10 Feet - Intract	Finished Lots	EA	\$6,500.00	\$162,500	10	4	5	6	0	0	25	\$65,000	\$26,000	\$32,500	\$39,000	\$0	\$0	\$162,500
Catch Basin W=14 Feet - Backbone	Blue Top	EA	\$7,500.00	\$30,000	0	0	0	0	4	0	4	\$0	\$0	\$0	\$0	\$30,000	\$0	\$30,000
Catch Basin W=21 Feet - Offsite	Blue Top	EA	\$9,500.00	\$19,000	0	0	0	0	0	2	2	\$0	\$0	\$0	\$0	\$0	\$19,000	\$19,000
Catch Basin Filters - Intract	Finished Lots	LF	\$180.00	\$45,000	100	40	50	60	0	0	250	\$18,000	\$7,200	\$9,000	\$10,800	\$0	\$0	\$45,000
Catch Basin Filters - Backbone	Blue Top	LF	\$180.00	\$10,080	0	0	0	0	56	0	56	\$0	\$0	\$0	\$0	\$10,080	\$0	\$10,080
Catch Basin Filters - Offsite	Blue Top	LF	\$180.00	\$7,560	0	0	0	0	0	42	42	\$0	\$0	\$0	\$0	\$0	\$7,560	\$7,560
Outlet Structure w/Dissipater - 36 Inch Pipe - Backbone	Blue Top	EA	\$35,000.00	\$35,000	0	0	0	0	1	0	1	\$0	\$0	\$0	\$0	\$35,000	\$0	\$35,000
Headwall w/ Wingwall - 42 Inch Pipe - Backbone	Blue Top	EA	\$8,500.00	\$8,500	0	0	0	0	1	0	1	\$0	\$0	\$0	\$0	\$8,500	\$0	\$8,500
UngROUTED 1/4 Ton Rip Rap - Backbone	Blue Top	CY	\$90.00	\$5,400	0	0	0	0	60	0	60	\$0	\$0	\$0	\$0	\$5,400	\$0	\$5,400
Single Reinforced Concrete Box - 8 Feet by 10 Feet - Backbone	Blue Top	LF	\$1,200.00	\$120,000	0	0	0	0	100	0	100	\$0	\$0	\$0	\$0	\$120,000	\$0	\$120,000
LID / SUSMP Allowance - Residential Acres	Finished Lots	AC	\$5,000.00	\$470,000	31.0	26.0	21.0	16.0	0.0	0.0	94.0	\$155,000	\$130,000	\$105,000	\$80,000	\$0	\$0	\$470,000
Traffic Control - Offsite	Blue Top	EA	\$10,000.00	\$10,000	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$10,000	\$10,000
Storm Drain System Total		DU	\$3,092	\$1,369,690								\$278,000	\$288,700	\$177,150	\$164,300	\$304,480	\$157,060	\$1,369,690
Blue Top Responsibility	Blue Top			\$461,540								\$0	\$0	\$0	\$0	\$304,480	\$157,060	\$461,540
Finished Lots Responsibility	Finished Lots			\$908,150								\$278,000	\$288,700	\$177,150	\$164,300	\$0	\$0	\$908,150
Per Linear Foot				\$284								\$556	\$180	\$537	\$411	\$304	\$157	\$284
Sanitary Sewer System																		
	Responsible Party	Unit	Dev Res Unit Price	Total Cost	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Quantity	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Cost
Remove and Replace Pavement - Offsite	Blue Top	SF	\$11.00	\$2,750	0	0	0	0	0	250	250	\$0	\$0	\$0	\$0	\$0	\$2,750	\$2,750
PVC Pipe - 8 Inch - Intract	Finished Lots	LF	\$28.00	\$448,000	5,300	4,400	3,500	2,800	0	0	16,000	\$148,400	\$123,200	\$98,000	\$78,400	\$0	\$0	\$448,000
PVC Pipe - 10 Inch - Backbone	Blue Top	LF	\$30.00	\$150,000	0	0	0	0	5,000	0	5,000	\$0	\$0	\$0	\$0	\$150,000	\$0	\$150,000
PVC Pipe - 10 Inch - Offsite	Blue Top	LF	\$42.00	\$84,000	0	0	0	0	0	2,000	2,000	\$0	\$0	\$0	\$0	\$0	\$84,000	\$84,000
TV Test Sewer Mains - Intract	Finished Lots	LF	\$2.00	\$32,000	5,300	4,400	3,500	2,800	0	0	16,000	\$10,600	\$8,800	\$7,000	\$5,600	\$0	\$0	\$32,000
TV Test Sewer Mains - Backbone	Blue Top	LF	\$2.00	\$10,000	0	0	0	0	5,000	0	5,000	\$0	\$0	\$0	\$0	\$10,000	\$0	\$10,000
TV Test Sewer Mains - Offsite	Blue Top	LF	\$2.00	\$4,000	0	0	0	0	0	2,000	2,000	\$0	\$0	\$0	\$0	\$0	\$4,000	\$4,000
Sanitary Sewer - Manhole - 48 Inch - Intract	Finished Lots	EA	\$3,500.00	\$231,000	22	18	14	12	0	0	66	\$77,000	\$63,000	\$49,000	\$42,000	\$0	\$0	\$231,000
Sanitary Sewer - Manhole - 48 Inch - Backbone	Blue Top	EA	\$3,500.00	\$70,000	0	0	0	0	20	0	20	\$0	\$0	\$0	\$0	\$70,000	\$0	\$70,000
Sanitary Sewer - Manhole - 48 Inch - Offsite	Blue Top	EA	\$3,500.00	\$28,000	0	0	0	0	0	8	8	\$0	\$0	\$0	\$0	\$0	\$28,000	\$28,000
Manholes - Adjust to Grade - Intract	Finished Lots	EA	\$500.00	\$33,000	22	18	14	12	0	0	66	\$11,000	\$9,000	\$7,000	\$6,000	\$0	\$0	\$33,000
Manholes - Adjust to Grade - Backbone	Blue Top	EA	\$500.00	\$10,000	0	0	0	0	20	0	20	\$0	\$0	\$0	\$0	\$10,000	\$0	\$10,000
Manholes - Adjust to Grade - Offsite	Blue Top	EA	\$500.00	\$4,000	0	0	0	0	0	8	8	\$0	\$0	\$0	\$0	\$0	\$4,000	\$4,000
Backwater Valves - One per 10 DU - Intract	Finished Lots	EA	\$940.00	\$43,240	12	12	12	10	0	0	46	\$11,280	\$11,280	\$11,280	\$9,400	\$0	\$0	\$43,240
PVC Sewer House Laterals - Detached	Finished Lots	DU	\$800.00	\$354,400	118	118	113	94	0	0	443	\$94,400	\$94,400	\$90,400	\$75,200	\$0	\$0	\$354,400
Connect to Existing - Intract	Finished Lots	EA	\$10,000.00	\$40,000	1	1	1	1	0	0	4	\$10,000	\$10,000	\$10,000	\$10,000	\$0	\$0	\$40,000
Connect to Existing - Backbone	Blue Top	EA	\$10,000.00	\$10,000	0	0	0	0	1	0	1	\$0	\$0	\$0	\$0	\$10,000	\$0	\$10,000
Connect to Existing - Offsite	Blue Top	EA	\$10,000.00	\$10,000	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$10,000	\$10,000
Traffic Control - Backbone	Blue Top	EA	\$5,000.00	\$5,000	0	0	0	0	1	0	1	\$0	\$0	\$0	\$0	\$5,000	\$0	\$5,000
Traffic Control - Offsite	Blue Top	EA	\$10,000.00	\$10,000	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$10,000	\$10,000
Sanitary Sewer System Total		DU	\$3,565	\$1,579,390								\$362,680	\$319,680	\$272,680	\$226,600	\$255,000	\$142,750	\$1,579,390
Blue Top Responsibility	Blue Top			\$397,750								\$0	\$0	\$0	\$0	\$255,000	\$142,750	\$397,750
Finished Lots Responsibility	Finished Lots			\$1,181,640								\$362,680	\$319,680	\$272,680	\$226,600	\$0	\$0	\$1,181,640
Per Linear Foot				\$69								\$68	\$73	\$78	\$81	\$51	\$71	\$69

**Any Town USA
Cost Detail Schedule**

Discussion Draft

Potable Water Distribution System																		
Responsible Party	Unit	Dev Res Unit Price	Total Cost	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Quantity	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Cost	
Remove and Replace Pavement - Offsite	Blue Top	SF	\$11.00	\$5,500	0	0	0	0	0	500	500	\$0	\$0	\$0	\$0	\$0	\$5,500	\$5,500
PVC Pipe w/ Fittings (Class 150) - 8 Inch - Intract	Finished Lots	LF	\$25.00	\$400,000	5,300	4,400	3,500	2,800	0	0	16,000	\$132,500	\$110,000	\$87,500	\$70,000	\$0	\$0	\$400,000
PVC Pipe w/ Fittings (Class 150) - 12 Inch - Backbone	Blue Top	LF	\$32.00	\$160,000	0	0	0	0	5,000	0	5,000	\$0	\$0	\$0	\$0	\$160,000	\$0	\$160,000
PVC Pipe w/ Fittings (Class 150) - 12 Inch - Offsite	Blue Top	LF	\$32.00	\$64,000	0	0	0	0	0	2,000	2,000	\$0	\$0	\$0	\$0	\$0	\$64,000	\$64,000
Chlorinate & Pressure Test - Intract	Finished Lots	LF	\$2.00	\$32,000	5,300	4,400	3,500	2,800	0	0	16,000	\$10,600	\$8,800	\$7,000	\$5,600	\$0	\$0	\$32,000
Chlorinate & Pressure Test - Backbone	Blue Top	LF	\$2.00	\$10,000	0	0	0	0	5,000	0	5,000	\$0	\$0	\$0	\$0	\$10,000	\$0	\$10,000
Chlorinate & Pressure Test - Offsite	Blue Top	LF	\$2.00	\$4,000	0	0	0	0	0	2,000	2,000	\$0	\$0	\$0	\$0	\$0	\$4,000	\$4,000
Fire Hydrant - Intract	Finished Lots	EA	\$5,000.00	\$275,000	18	15	12	10	0	0	55	\$90,000	\$75,000	\$60,000	\$50,000	\$0	\$0	\$275,000
Fire Hydrant - Backbone	Blue Top	EA	\$5,000.00	\$85,000	0	0	0	0	17	0	17	\$0	\$0	\$0	\$0	\$85,000	\$0	\$85,000
Fire Hydrant - Offsite	Blue Top	EA	\$5,000.00	\$35,000	0	0	0	0	0	7	7	\$0	\$0	\$0	\$0	\$0	\$35,000	\$35,000
Fire Hydrant - Adjust to Grade - Intract	Finished Lots	EA	\$200.00	\$11,000	18	15	12	10	0	0	55	\$3,600	\$3,000	\$2,400	\$2,000	\$0	\$0	\$11,000
Fire Hydrant - Adjust to Grade - Backbone	Blue Top	EA	\$200.00	\$3,400	0	0	0	0	17	0	17	\$0	\$0	\$0	\$0	\$3,400	\$0	\$3,400
Fire Hydrant - Adjust to Grade - Offsite	Blue Top	EA	\$200.00	\$1,400	0	0	0	0	0	7	7	\$0	\$0	\$0	\$0	\$0	\$1,400	\$1,400
Concrete Thrust Blocks - Intract	Finished Lots	EA	\$200.00	\$10,800	18	15	12	9	0	0	54	\$3,600	\$3,000	\$2,400	\$1,800	\$0	\$0	\$10,800
Concrete Thrust Blocks - Backbone	Blue Top	EA	\$200.00	\$3,400	0	0	0	0	17	0	17	\$0	\$0	\$0	\$0	\$3,400	\$0	\$3,400
Concrete Thrust Blocks - Offsite	Blue Top	EA	\$200.00	\$1,400	0	0	0	0	0	7	7	\$0	\$0	\$0	\$0	\$0	\$1,400	\$1,400
Gate Valve - 8 Inch - Intract	Finished Lots	EA	\$1,600.00	\$88,000	18	15	12	10	0	0	55	\$28,800	\$24,000	\$19,200	\$16,000	\$0	\$0	\$88,000
Gate Valve - 12 Inch - Backbone	Blue Top	EA	\$2,600.00	\$44,200	0	0	0	0	17	0	17	\$0	\$0	\$0	\$0	\$44,200	\$0	\$44,200
Gate Valve - 12 Inch - Offsite	Blue Top	EA	\$2,600.00	\$18,200	0	0	0	0	0	7	7	\$0	\$0	\$0	\$0	\$0	\$18,200	\$18,200
Valves - Adjust to Grade - Intract	Finished Lots	EA	\$350.00	\$19,250	18	15	12	10	0	0	55	\$6,300	\$5,250	\$4,200	\$3,500	\$0	\$0	\$19,250
Valves - Adjust to Grade - Backbone	Blue Top	EA	\$350.00	\$5,950	0	0	0	0	17	0	17	\$0	\$0	\$0	\$0	\$5,950	\$0	\$5,950
Valves - Adjust to Grade - Offsite	Blue Top	EA	\$350.00	\$2,450	0	0	0	0	0	7	7	\$0	\$0	\$0	\$0	\$0	\$2,450	\$2,450
Blow Off Assembly - 2 Inch - Intract	Finished Lots	EA	\$1,200.00	\$21,600	6	5	4	3	0	0	18	\$7,200	\$6,000	\$4,800	\$3,600	\$0	\$0	\$21,600
Blow Off Assembly - 2 Inch - Backbone	Blue Top	EA	\$1,200.00	\$6,000	0	0	0	0	5	0	5	\$0	\$0	\$0	\$0	\$6,000	\$0	\$6,000
Blow Off Assembly - 2 Inch - Offsite	Blue Top	EA	\$1,200.00	\$2,400	0	0	0	0	0	2	2	\$0	\$0	\$0	\$0	\$0	\$2,400	\$2,400
Air/Vac Release - 1 Inch - Intract	Finished Lots	EA	\$2,700.00	\$48,600	6	5	4	3	0	0	18	\$16,200	\$13,500	\$10,800	\$8,100	\$0	\$0	\$48,600
Air/Vac Release - 1 Inch - Backbone	Blue Top	EA	\$2,700.00	\$13,500	0	0	0	0	5	0	5	\$0	\$0	\$0	\$0	\$13,500	\$0	\$13,500
Air/Vac Release - 1 Inch - Offsite	Blue Top	EA	\$2,700.00	\$5,400	0	0	0	0	0	2	2	\$0	\$0	\$0	\$0	\$0	\$5,400	\$5,400
Domestic Service - 1 Inch (Laterals) - Detached	Finished Lots	DU	\$990.00	\$438,570	118	118	113	94	0	0	443	\$116,820	\$116,820	\$111,870	\$93,060	\$0	\$0	\$438,570
Domestic Water Meter - 1 Inch - Detached	Finished Lots	DU	\$130.00	\$57,590	118	118	113	94	0	0	443	\$15,340	\$15,340	\$14,690	\$12,220	\$0	\$0	\$57,590
Connect to Existing - Intract	Finished Lots	EA	\$10,000.00	\$80,000	2	2	2	2	0	0	8	\$20,000	\$20,000	\$20,000	\$20,000	\$0	\$0	\$80,000
Connect to Existing - Backbone	Blue Top	EA	\$10,000.00	\$20,000	0	0	0	0	2	0	2	\$0	\$0	\$0	\$0	\$20,000	\$0	\$20,000
Connect to Existing - Offsite	Blue Top	EA	\$10,000.00	\$20,000	0	0	0	0	0	2	2	\$0	\$0	\$0	\$0	\$0	\$20,000	\$20,000
Traffic Control - Backbone	Blue Top	EA	\$5,000.00	\$5,000	0	0	0	0	1	0	1	\$0	\$0	\$0	\$0	\$5,000	\$0	\$5,000
Traffic Control - Offsite	Blue Top	EA	\$10,000.00	\$10,000	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$10,000	\$10,000
Potable Water Distribution System Total		DU	\$4,534	\$2,008,610								\$450,960	\$400,710	\$344,860	\$285,880	\$356,450	\$169,750	\$2,008,610
Blue Top Responsibility	Blue Top			\$526,200								\$0	\$0	\$0	\$0	\$356,450	\$169,750	\$526,200
Finished Lots Responsibility	Finished Lots			\$1,482,410								\$450,960	\$400,710	\$344,860	\$285,880	\$0	\$0	\$1,482,410
Per Linear Foot				\$87								\$85	\$91	\$99	\$102	\$71	\$85	\$87

**Any Town USA
Cost Detail Schedule**

Discussion Draft

<u>Street Improvements - Concrete</u>	Responsible Party	Unit	Dev Res Unit Price	Total Cost	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Quantity	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Cost
Sidewalk Move-In - Intract	Finished Lots	EA	\$4,000.00	\$16,000	1	1	1	1	0	0	4	\$4,000	\$4,000	\$4,000	\$4,000	\$0	\$0	\$16,000
Sidewalk Move-In - Backbone	Blue Top	EA	\$4,000.00	\$4,000	0	0	0	0	1	0	1	\$0	\$0	\$0	\$0	\$4,000	\$0	\$4,000
Sidewalk Move-In - Offsite	Blue Top	EA	\$4,000.00	\$4,000	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$4,000	\$4,000
Sidewalk - Single Formed - 5 Feet Wide, 4 Inch Thick - Both Sides - Intract	Finished Lots	SF	\$2.62	\$419,489	53,000	44,000	35,000	28,000	0	0	160,000	\$138,956	\$115,359	\$91,763	\$73,411	\$0	\$0	\$419,489
Sidewalk - Single Formed - 5 Feet Wide, 4 Inch Thick - Both Sides - Backbone	Blue Top	SF	\$2.62	\$131,090	0	0	0	0	50,000	0	50,000	\$0	\$0	\$0	\$0	\$131,090	\$0	\$131,090
Sidewalk - Single Formed - 5 Feet Wide, 4 Inch Thick - Both Sides - Offsite	Blue Top	SF	\$2.62	\$52,436	0	0	0	0	0	20,000	20,000	\$0	\$0	\$0	\$0	\$0	\$52,436	\$52,436
Sidewalks and Walkways - Subgrade - Intract	Finished Lots	SF	\$0.40	\$64,000	53,000	44,000	35,000	28,000	0	0	160,000	\$21,200	\$17,600	\$14,000	\$11,200	\$0	\$0	\$64,000
Sidewalks and Walkways - Subgrade - Backbone	Blue Top	SF	\$0.40	\$20,000	0	0	0	0	50,000	0	50,000	\$0	\$0	\$0	\$0	\$20,000	\$0	\$20,000
Sidewalks and Walkways - Subgrade - Offsite	Blue Top	SF	\$0.40	\$8,000	0	0	0	0	0	20,000	20,000	\$0	\$0	\$0	\$0	\$0	\$8,000	\$8,000
Curb and Gutter Move-In - Intract	Finished Lots	EA	\$4,000.00	\$16,000	1	1	1	1	0	0	4	\$4,000	\$4,000	\$4,000	\$4,000	\$0	\$0	\$16,000
Curb and Gutter Move-In - Backbone	Blue Top	EA	\$4,000.00	\$4,000	0	0	0	0	1	0	1	\$0	\$0	\$0	\$0	\$4,000	\$0	\$4,000
Curb and Gutter Move-In - Offsite	Blue Top	EA	\$4,000.00	\$4,000	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$4,000	\$4,000
Curb and Gutter - 6 Inch - Intract	Finished Lots	LF	\$12.75	\$408,000	10,600	8,800	7,000	5,600	0	0	32,000	\$135,150	\$112,200	\$89,250	\$71,400	\$0	\$0	\$408,000
Curb and Gutter - 8 Inch - Backbone	Blue Top	LF	\$15.62	\$156,188	0	0	0	0	10,000	0	10,000	\$0	\$0	\$0	\$0	\$156,188	\$0	\$156,188
Curb and Gutter - 8 Inch - Offsite	Blue Top	LF	\$15.62	\$62,475	0	0	0	0	0	4,000	4,000	\$0	\$0	\$0	\$0	\$0	\$62,475	\$62,475
Curb and Gutter - Subgrade - Intract	Finished Lots	LF	\$1.00	\$32,000	10,600	8,800	7,000	5,600	0	0	32,000	\$10,600	\$8,800	\$7,000	\$5,600	\$0	\$0	\$32,000
Curb and Gutter - Subgrade - Backbone	Blue Top	LF	\$1.00	\$10,000	0	0	0	0	10,000	0	10,000	\$0	\$0	\$0	\$0	\$10,000	\$0	\$10,000
Curb and Gutter - Subgrade - Offsite	Blue Top	LF	\$1.00	\$4,000	0	0	0	0	0	4,000	4,000	\$0	\$0	\$0	\$0	\$0	\$4,000	\$4,000
Cross Gutters (Includes Base) - Intract	Finished Lots	SF	\$10.00	\$216,000	7,200	6,000	4,800	3,600	0	0	21,600	\$72,000	\$60,000	\$48,000	\$36,000	\$0	\$0	\$216,000
Cross Gutters (Includes Base) - Backbone	Blue Top	SF	\$10.00	\$68,000	0	0	0	0	6,800	0	6,800	\$0	\$0	\$0	\$0	\$68,000	\$0	\$68,000
Cross Gutters (Includes Base) - Offsite	Blue Top	SF	\$10.00	\$28,000	0	0	0	0	0	2,800	2,800	\$0	\$0	\$0	\$0	\$0	\$28,000	\$28,000
Wheelchair Access Ramp w/ Truncated Domes - Intract	Finished Lots	EA	\$955.00	\$51,570	18	15	12	9	0	0	54	\$17,190	\$14,325	\$11,460	\$8,595	\$0	\$0	\$51,570
Wheelchair Access Ramp w/ Truncated Domes - Backbone	Blue Top	EA	\$955.00	\$16,235	0	0	0	0	17	0	17	\$0	\$0	\$0	\$0	\$16,235	\$0	\$16,235
Wheelchair Access Ramp w/ Truncated Domes - Offsite	Blue Top	EA	\$955.00	\$6,685	0	0	0	0	0	7	7	\$0	\$0	\$0	\$0	\$0	\$6,685	\$6,685
Traffic Control - Backbone	Blue Top	EA	\$10,000.00	\$10,000	0	0	0	0	1	0	1	\$0	\$0	\$0	\$0	\$10,000	\$0	\$10,000
Traffic Control - Offsite	Blue Top	EA	\$15,000.00	\$15,000	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$15,000	\$15,000
Street Improvements - Concrete Total		DU	\$4,125	\$1,827,168								\$403,096	\$336,284	\$269,473	\$214,206	\$419,513	\$184,596	\$1,827,168
Blue Top Responsibility	Blue Top			\$604,109								\$0	\$0	\$0	\$0	\$419,513	\$184,596	\$604,109
Finished Lots Responsibility	Finished Lots			\$1,223,059								\$403,096	\$336,284	\$269,473	\$214,206	\$0	\$0	\$1,223,059
Per Linear Foot				\$79								\$76	\$76	\$77	\$77	\$84	\$92	\$79

**Any Town USA
Cost Detail Schedule**

Discussion Draft

Street Improvements - Asphalt																		
Responsible Party	Unit	Dev Res Unit Price	Total Cost	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Quantity	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Cost	
Asphalt - Move-In - Intract	Finished Lots	EA	\$3,000.00	\$12,000	1	1	1	1	0	0	4	\$3,000	\$3,000	\$3,000	\$3,000	\$0	\$0	\$12,000
Asphalt - Move-In - Backbone	Blue Top	EA	\$3,000.00	\$3,000	0	0	0	0	1	0	1	\$0	\$0	\$0	\$0	\$3,000	\$0	\$3,000
Asphalt - Move-In - Offsite	Blue Top	EA	\$3,000.00	\$3,000	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$3,000	\$3,000
Balance ROW - Asphalt - Intract	Finished Lots	SF	\$0.35	\$201,600	190,800	158,400	126,000	100,800	0	0	576,000	\$66,780	\$55,440	\$44,100	\$35,280	\$0	\$0	\$201,600
Balance ROW - Asphalt - Backbone	Blue Top	SF	\$0.35	\$77,000	0	0	0	0	220,000	0	220,000	\$0	\$0	\$0	\$0	\$77,000	\$0	\$77,000
Balance ROW - Asphalt - Offsite	Blue Top	SF	\$0.35	\$16,800	0	0	0	0	0	48,000	48,000	\$0	\$0	\$0	\$0	\$16,800	\$0	\$16,800
Balance Trench Spoils - Intract	Finished Lots	CY	\$5.00	\$106,650	7,065	5,865	4,665	3,735	0	0	21,330	\$35,325	\$29,325	\$23,325	\$18,675	\$0	\$0	\$106,650
Balance Trench Spoils - Backbone	Blue Top	CY	\$5.00	\$40,750	0	0	0	0	8,150	0	8,150	\$0	\$0	\$0	\$0	\$40,750	\$0	\$40,750
Balance Trench Spoils - Offsite	Blue Top	CY	\$5.00	\$8,900	0	0	0	0	0	1,780	1,780	\$0	\$0	\$0	\$0	\$8,900	\$0	\$8,900
Offsite Street - 24 Feet AC ROW - 3 Inch AC Over 8 Inch Base	Blue Top	SF	\$2.42	\$116,024	0	0	0	0	0	48,000	48,000	\$0	\$0	\$0	\$0	\$0	\$116,024	\$116,024
Intract Street - 36 Feet AC ROW - 4 Inch AC Over 10 Inch Base	Finished Lots	SF	\$2.93	\$1,690,111	190,800	158,400	126,000	100,800	0	0	576,000	\$559,849	\$464,780	\$369,712	\$295,769	\$0	\$0	\$1,690,111
Backbone Street - 44 Feet AC ROW - 4 Inch AC Over 10 Inch Base	Blue Top	SF	\$3.14	\$690,874	0	0	0	0	220,000	0	220,000	\$0	\$0	\$0	\$0	\$690,874	\$0	\$690,874
AC Cap w/ Fog Seal - 1 Inch - Intract	Finished Lots	SF	\$0.63	\$363,225	190,800	158,400	126,000	100,800	0	0	576,000	\$120,318	\$99,887	\$79,455	\$63,564	\$0	\$0	\$363,225
AC Cap w/ Fog Seal - 1 Inch - Backbone	Blue Top	SF	\$0.63	\$138,732	0	0	0	0	220,000	0	220,000	\$0	\$0	\$0	\$0	\$138,732	\$0	\$138,732
AC Cap w/ Fog Seal - 1 Inch - Offsite	Blue Top	SF	\$0.63	\$30,269	0	0	0	0	0	48,000	48,000	\$0	\$0	\$0	\$0	\$30,269	\$0	\$30,269
Street Sign / Striping - Intract	Finished Lots	LF	\$1.25	\$20,000	5,300	4,400	3,500	2,800	0	0	16,000	\$6,625	\$5,500	\$4,375	\$3,500	\$0	\$0	\$20,000
Street Sign / Striping - Backbone	Blue Top	LF	\$1.50	\$7,500	0	0	0	0	5,000	0	5,000	\$0	\$0	\$0	\$0	\$7,500	\$0	\$7,500
Street Sign / Striping - Offsite	Blue Top	LF	\$2.25	\$4,500	0	0	0	0	0	2,000	2,000	\$0	\$0	\$0	\$0	\$4,500	\$0	\$4,500
Street Name Signs w/ Base - Intract	Finished Lots	EA	\$400.00	\$11,200	9	8	6	5	0	0	28	\$3,600	\$3,200	\$2,400	\$2,000	\$0	\$0	\$11,200
Street Name Signs w/ Base - Backbone	Blue Top	EA	\$400.00	\$6,800	0	0	0	0	17	0	17	\$0	\$0	\$0	\$0	\$6,800	\$0	\$6,800
Street Name Signs w/ Base - Offsite	Blue Top	EA	\$400.00	\$2,800	0	0	0	0	0	7	7	\$0	\$0	\$0	\$0	\$2,800	\$0	\$2,800
Stop Signs w/ Base - Intract	Finished Lots	EA	\$500.00	\$14,000	9	8	6	5	0	0	28	\$4,500	\$4,000	\$3,000	\$2,500	\$0	\$0	\$14,000
Stop Signs w/ Base - Backbone	Blue Top	EA	\$500.00	\$8,500	0	0	0	0	17	0	17	\$0	\$0	\$0	\$0	\$8,500	\$0	\$8,500
Stop Signs w/ Base - Offsite	Blue Top	EA	\$500.00	\$3,500	0	0	0	0	0	7	7	\$0	\$0	\$0	\$0	\$3,500	\$0	\$3,500
Traffic Control - Backbone	Blue Top	EA	\$10,000.00	\$10,000	0	0	0	0	1	0	1	\$0	\$0	\$0	\$0	\$10,000	\$0	\$10,000
Traffic Control - Offsite	Blue Top	EA	\$15,000.00	\$15,000	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$15,000	\$0	\$15,000
Street Cleaning - Intract	Finished Lots	SF	\$0.05	\$28,800	190,800	158,400	126,000	100,800	0	0	576,000	\$9,540	\$7,920	\$6,300	\$5,040	\$0	\$0	\$28,800
Street Cleaning - Backbone	Blue Top	SF	\$0.05	\$11,000	0	0	0	0	220,000	0	220,000	\$0	\$0	\$0	\$0	\$11,000	\$0	\$11,000
Street Cleaning - Offsite	Blue Top	SF	\$0.05	\$2,400	0	0	0	0	0	48,000	48,000	\$0	\$0	\$0	\$0	\$2,400	\$0	\$2,400
Street Improvements - Asphalt Total	DU		\$8,228	\$3,644,934								\$809,537	\$673,052	\$535,667	\$429,329	\$994,156	\$203,193	\$3,644,934
Blue Top Responsibility	Blue Top			\$1,197,349								\$0	\$0	\$0	\$0	\$994,156	\$203,193	\$1,197,349
Finished Lots Responsibility	Finished Lots			\$2,447,585								\$809,537	\$673,052	\$535,667	\$429,329	\$0	\$0	\$2,447,585
Per Linear Foot				\$158								\$153	\$153	\$153	\$153	\$199	\$102	\$158

Fencing and Walls																		
Responsible Party	Unit	Dev Res Unit Price	Total Cost	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Quantity	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Cost	
Masonry Walls - 6 Feet - Intract	Finished Lots	LF	\$62.00	\$411,990	1,770	1,770	1,695	1,410	0	0	6,645	\$109,740	\$109,740	\$105,090	\$87,420	\$0	\$0	\$411,990
Masonry Walls - 6 Feet - Pilaster - Intract	Finished Lots	EA	\$650.00	\$87,750	36	36	34	29	0	0	135	\$23,400	\$23,400	\$22,100	\$18,850	\$0	\$0	\$87,750
Trail Fencing - One Side - Backbone	Blue Top	LF	\$16.00	\$16,000	0	0	0	0	1,000	0	1,000	\$0	\$0	\$0	\$0	\$16,000	\$0	\$16,000
Fencing and Walls Total	DU		\$1,164	\$515,740								\$133,140	\$133,140	\$127,190	\$106,270	\$16,000	\$0	\$515,740
Blue Top Responsibility	Blue Top			\$16,000								\$0	\$0	\$0	\$0	\$16,000	\$0	\$16,000
Finished Lots Responsibility	Finished Lots			\$499,740								\$133,140	\$133,140	\$127,190	\$106,270	\$0	\$0	\$499,740

**Any Town USA
Cost Detail Schedule**

Discussion Draft

Landscaping																		
Responsible Party	Unit	Dev Res Unit Price	Total Cost	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Quantity	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Cost	
Parkway Trees - Intract Streets - 24 Inch Box - 30 Feet on Center	Finished Lots	EA	\$210.00	\$112,350	177	147	117	94	0	0	535	\$37,170	\$30,870	\$24,570	\$19,740	\$0	\$0	\$112,350
Parkway Trees - Backbone Streets - 24 Inch Box - 30 Feet on Center	Blue Top	EA	\$210.00	\$35,070	0	0	0	0	167	0	167	\$0	\$0	\$0	\$0	\$35,070	\$0	\$35,070
Parkway Trees - Offsite Streets - 24 Inch Box - 30 Feet on Center	Blue Top	EA	\$210.00	\$14,070	0	0	0	0	0	67	67	\$0	\$0	\$0	\$0	\$14,070	\$0	\$14,070
Slope Planting and Irrigation - 2:1 Slope - Backbone	Blue Top	SF	\$1.75	\$195,659	0	0	0	0	111,805	0	111,805	\$0	\$0	\$0	\$0	\$195,659	\$0	\$195,659
Parkway Landscaping - Intract	Finished Lots	SF	\$3.50	\$560,000	53,000	44,000	35,000	28,000	0	0	160,000	\$185,500	\$154,000	\$122,500	\$98,000	\$0	\$0	\$560,000
Parkway Landscaping - Backbone	Blue Top	SF	\$3.50	\$175,000	0	0	0	0	50,000	0	50,000	\$0	\$0	\$0	\$0	\$175,000	\$0	\$175,000
Parkway Landscaping - Offsite	Blue Top	SF	\$4.50	\$90,000	0	0	0	0	0	20,000	20,000	\$0	\$0	\$0	\$0	\$90,000	\$0	\$90,000
Active Park Landscaping - Intract	Finished Lots	SF	\$7.00	\$1,219,680	43,560	43,560	43,560	43,560	0	0	174,240	\$304,920	\$304,920	\$304,920	\$304,920	\$0	\$0	\$1,219,680
Active Park Landscaping - Backbone	Blue Top	SF	\$7.00	\$1,219,680	0	0	0	0	174,240	0	174,240	\$0	\$0	\$0	\$0	\$1,219,680	\$0	\$1,219,680
Export 4 Inches of Landscape Area for Soil and Mulch - Intract	Finished Lots	CY	\$5.00	\$20,625	1,190	1,080	970	885	0	0	4,125	\$5,950	\$5,400	\$4,850	\$4,425	\$0	\$0	\$20,625
Export 4 Inches of Landscape Area for Soil and Mulch - Backbone	Blue Top	CY	\$5.00	\$20,750	0	0	0	0	4,150	0	4,150	\$0	\$0	\$0	\$0	\$20,750	\$0	\$20,750
Export 4 Inches of Landscape Area for Soil and Mulch - Offsite	Blue Top	CY	\$5.00	\$1,225	0	0	0	0	0	245	245	\$0	\$0	\$0	\$0	\$1,225	\$0	\$1,225
Landscape Maintenance - 6 Months - Intract	Finished Lots	SF	\$0.25	\$83,560	96,560	87,560	78,560	71,560	0	0	334,240	\$24,140	\$21,890	\$19,640	\$17,890	\$0	\$0	\$83,560
Landscape Maintenance - 6 Months - Backbone	Blue Top	SF	\$0.25	\$84,010	0	0	0	0	336,040	0	336,040	\$0	\$0	\$0	\$0	\$84,010	\$0	\$84,010
Landscape Maintenance - 6 Months - Offsite	Blue Top	SF	\$0.35	\$7,000	0	0	0	0	0	20,000	20,000	\$0	\$0	\$0	\$0	\$7,000	\$0	\$7,000
Landscaping Total	DU		\$8,665	\$3,838,679								\$557,680	\$517,080	\$476,480	\$444,975	\$1,730,169	\$112,295	\$3,838,679
Blue Top Responsibility	Blue Top			\$1,842,464								\$0	\$0	\$0	\$0	\$1,730,169	\$112,295	\$1,842,464
Finished Lots Responsibility	Finished Lots			\$1,996,215								\$557,680	\$517,080	\$476,480	\$444,975	\$0	\$0	\$1,996,215
Common Costs																		
Responsible Party	Unit	Dev Res Unit Price	Total Cost	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Quantity	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Cost	
Gang Mailboxes - One per 10 DU - Intract	Finished Lots	EA	\$1,500.00	\$69,000	12	12	12	10	0	0	46	\$18,000	\$18,000	\$18,000	\$15,000	\$0	\$0	\$69,000
Asphalt Trail - 8 Feet Wide - Backbone	Blue Top	SF	\$2.60	\$20,800	0	0	0	0	8,000	0	8,000	\$0	\$0	\$0	\$0	\$20,800	\$0	\$20,800
Tot Lot - Backbone	Blue Top	EA	\$85,000.00	\$85,000	0	0	0	0	1	0	1	\$0	\$0	\$0	\$0	\$85,000	\$0	\$85,000
BBQ w/ Concrete Pad - Backbone	Blue Top	EA	\$3,500.00	\$3,500	0	0	0	0	1	0	1	\$0	\$0	\$0	\$0	\$3,500	\$0	\$3,500
Picnic Table w/ Concrete Pad - Backbone	Blue Top	EA	\$3,650.00	\$3,650	0	0	0	0	1	0	1	\$0	\$0	\$0	\$0	\$3,650	\$0	\$3,650
Pool w/ Spa - Backbone	Blue Top	EA	\$200,000.00	\$200,000	0	0	0	0	1	0	1	\$0	\$0	\$0	\$0	\$200,000	\$0	\$200,000
Primary Entrance Monumentation - Backbone	Blue Top	EA	\$75,000.00	\$75,000	0	0	0	0	1	0	1	\$0	\$0	\$0	\$0	\$75,000	\$0	\$75,000
Common Costs Total	DU		\$1,031	\$456,950								\$18,000	\$18,000	\$18,000	\$15,000	\$387,950	\$0	\$456,950
Blue Top Responsibility	Blue Top			\$387,950								\$0	\$0	\$0	\$0	\$387,950	\$0	\$387,950
Finished Lots Responsibility	Finished Lots			\$69,000								\$18,000	\$18,000	\$18,000	\$15,000	\$0	\$0	\$69,000
Repairs For Bond Release																		
Responsible Party	Unit	Dev Res Unit Price	Total Cost	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Quantity	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Cost	
Storm Drain System Clean & Repair - Blue Top	Blue Top	%	1.0%	\$4,615	\$0	\$0	\$0	\$0	\$304,480	\$157,060	\$461,540	\$0	\$0	\$0	\$0	\$3,045	\$1,571	\$4,615
Storm Drain System Clean & Repair - Finished Lots	Finished Lots	%	1.0%	\$9,082	\$278,000	\$288,700	\$177,150	\$164,300	\$0	\$0	\$908,150	\$2,780	\$2,887	\$1,772	\$1,643	\$0	\$0	\$9,082
Sanitary Sewer System Clean & Repair - Blue Top	Blue Top	%	1.0%	\$3,978	\$0	\$0	\$0	\$0	\$255,000	\$142,750	\$397,750	\$0	\$0	\$0	\$0	\$2,550	\$1,428	\$3,978
Sanitary Sewer System Clean & Repair - Finished Lots	Finished Lots	%	1.0%	\$11,816	\$362,680	\$319,680	\$272,680	\$226,600	\$0	\$0	\$1,181,640	\$3,627	\$3,197	\$2,727	\$2,266	\$0	\$0	\$11,816
Potable Water Distribution System Clean & Repair - Blue Top	Blue Top	%	1.0%	\$5,262	\$0	\$0	\$0	\$0	\$356,450	\$169,750	\$526,200	\$0	\$0	\$0	\$0	\$3,565	\$1,698	\$5,262
Potable Water Distribution System Clean & Repair - Finished Lots	Finished Lots	%	1.0%	\$14,824	\$450,960	\$400,710	\$344,860	\$285,880	\$0	\$0	\$1,482,410	\$4,510	\$4,007	\$3,449	\$2,859	\$0	\$0	\$14,824
Street Improvements - Concrete Clean & Repair - Blue Top	Blue Top	%	5.0%	\$30,205	\$0	\$0	\$0	\$0	\$419,513	\$184,596	\$604,109	\$0	\$0	\$0	\$0	\$20,976	\$9,230	\$30,205
Street Improvements - Concrete Clean & Repair - Finished Lots	Finished Lots	%	5.0%	\$61,153	\$403,096	\$336,284	\$269,473	\$214,206	\$0	\$0	\$1,223,059	\$20,155	\$16,814	\$13,474	\$10,710	\$0	\$0	\$61,153
Street Improvements - Asphalt Clean & Repair - Blue Top	Blue Top	%	2.5%	\$29,934	\$0	\$0	\$0	\$0	\$994,156	\$203,193	\$1,197,349	\$0	\$0	\$0	\$0	\$24,854	\$5,080	\$29,934
Street Improvements - Asphalt Clean & Repair - Finished Lots	Finished Lots	%	2.5%	\$61,190	\$809,537	\$673,052	\$535,667	\$429,329	\$0	\$0	\$2,447,585	\$20,238	\$16,826	\$13,392	\$10,733	\$0	\$0	\$61,190
Landscaping Clean & Repair - Blue Top	Blue Top	%	1.0%	\$18,425	\$0	\$0	\$0	\$0	\$1,730,169	\$112,295	\$1,842,464	\$0	\$0	\$0	\$0	\$17,302	\$1,123	\$18,425
Landscaping Clean & Repair - Finished Lots	Finished Lots	%	1.0%	\$19,962	\$557,680	\$517,080	\$476,480	\$444,975	\$0	\$0	\$1,996,215	\$5,577	\$5,171	\$4,765	\$4,450	\$0	\$0	\$19,962
Repairs For Bond Release Total	DU		\$610	\$270,445								\$56,886	\$48,902	\$39,577	\$32,661	\$72,291	\$20,128	\$270,445
Blue Top Responsibility	Blue Top			\$92,419								\$0	\$0	\$0	\$0	\$72,291	\$20,128	\$92,419
Finished Lots Responsibility	Finished Lots			\$178,027								\$56,886	\$48,902	\$39,577	\$32,661	\$0	\$0	\$178,027

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Dry Utilities																			
Responsible Party	Unit	Dev Res Unit Price	Total Cost	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Quantity	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Cost		
Joint Trench (Contractor)																			
Main Line Trench - Intract	Finished Lots	LF	\$45.00	\$720,000	5,300	4,400	3,500	2,800	0	0	16,000	\$238,500	\$198,000	\$157,500	\$126,000	\$0	\$0	\$720,000	
Main Line Trench - Backbone	Blue Top	LF	\$60.00	\$300,000	0	0	0	0	5,000	0	5,000	\$0	\$0	\$0	\$0	\$300,000	\$0	\$300,000	
Main Line Trench - Offsite	Blue Top	LF	\$65.00	\$130,000	0	0	0	0	0	2,000	2,000	\$0	\$0	\$0	\$0	\$130,000	\$0	\$130,000	
Main Line Crossings - Detached	Finished Lots	LF	\$25.00	\$276,875	2,950	2,950	2,825	2,350	0	0	11,075	\$73,750	\$73,750	\$70,625	\$58,750	\$0	\$0	\$276,875	
Joint Trench Total		DU	\$3,221	\$1,426,875								\$312,250	\$271,750	\$228,125	\$184,750	\$300,000	\$130,000	\$1,426,875	
Per Linear Foot			\$62									\$59	\$62	\$65	\$66	\$60	\$65	\$62	
Electric																			
Responsible Party	Unit	Dev Res Unit Price	Total Cost	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Quantity	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Cost		
Electrical Contractor Charges - Intract	Finished Lots	LF	\$45.00	\$1,218,375	8,250	7,350	6,325	5,150	0	0	27,075	\$371,250	\$330,750	\$284,625	\$231,750	\$0	\$0	\$1,218,375	
Electrical Contractor Charges - Backbone	Blue Top	LF	\$50.00	\$250,000	0	0	0	0	5,000	0	5,000	\$0	\$0	\$0	\$0	\$250,000	\$0	\$250,000	
Electrical Contractor Charges - Offsite	Blue Top	LF	\$55.00	\$110,000	0	0	0	0	0	2,000	2,000	\$0	\$0	\$0	\$0	\$110,000	\$0	\$110,000	
Distribution CIAC Tax	Finished Lots	%	22.0%	\$268,043	\$371,250	\$330,750	\$284,625	\$231,750	\$0	\$0	\$1,218,375	\$81,675	\$72,765	\$62,618	\$50,985	\$0	\$0	\$268,043	
Distribution CIAC Tax	Blue Top	%	22.0%	\$79,200	\$0	\$0	\$0	\$0	\$250,000	\$110,000	\$360,000	\$0	\$0	\$0	\$0	\$55,000	\$24,200	\$79,200	
Electric Total		DU	\$4,347	\$1,925,618								\$452,925	\$403,515	\$347,243	\$282,735	\$305,000	\$134,200	\$1,925,618	
Street Lights																			
Responsible Party	Unit	Dev Res Unit Price	Total Cost	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Quantity	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Cost		
Street Lights - Single Lumina - Intract	Finished Lots	EA	\$5,500.00	\$561,000	34	28	22	18	0	0	102	\$187,000	\$154,000	\$121,000	\$99,000	\$0	\$0	\$561,000	
Street Lights - Single Lumina - Backbone	Blue Top	EA	\$6,000.00	\$150,000	0	0	0	0	25	0	25	\$0	\$0	\$0	\$0	\$150,000	\$0	\$150,000	
Street Lights - Single Lumina - Offsite	Blue Top	EA	\$6,500.00	\$65,000	0	0	0	0	0	10	10	\$0	\$0	\$0	\$0	\$65,000	\$0	\$65,000	
Energy Advance - 24 Months - Intract	Finished Lots	MO	\$16.60	\$40,637	816	672	528	432	0	0	2,448	\$13,546	\$11,155	\$8,765	\$7,171	\$0	\$0	\$40,637	
Energy Advance - 24 Months - Backbone	Blue Top	MO	\$16.60	\$9,960	0	0	0	0	600	0	600	\$0	\$0	\$0	\$0	\$9,960	\$0	\$9,960	
Energy Advance - 24 Months - Offsite	Blue Top	MO	\$16.60	\$3,984	0	0	0	0	0	240	240	\$0	\$0	\$0	\$0	\$3,984	\$0	\$3,984	
Street Lights Total		DU	\$1,875	\$830,581								\$200,546	\$165,155	\$129,765	\$106,171	\$159,960	\$68,984	\$830,581	
Gas																			
Responsible Party	Unit	Dev Res Unit Price	Total Cost	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Quantity	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Cost		
Main Footage - Intract Streets	Finished Lots	LF	\$17.00	\$460,275	8,250	7,350	6,325	5,150	0	0	27,075	\$140,250	\$124,950	\$107,525	\$87,550	\$0	\$0	\$460,275	
Main Footage - Backbone Streets	Blue Top	LF	\$25.00	\$125,000	0	0	0	0	5,000	0	5,000	\$0	\$0	\$0	\$0	\$125,000	\$0	\$125,000	
Main Footage - Offsite Streets	Blue Top	LF	\$25.00	\$50,000	0	0	0	0	0	2,000	2,000	\$0	\$0	\$0	\$0	\$50,000	\$0	\$50,000	
Gas Service Stubs - Intract	Finished Lots	DU	\$800.00	\$354,400	118	118	113	94	0	0	443	\$94,400	\$94,400	\$90,400	\$75,200	\$0	\$0	\$354,400	
Gas Tax	Finished Lots	%	22.0%	\$179,229	\$234,650	\$219,350	\$197,925	\$162,750	\$0	\$0	\$814,675	\$51,623	\$48,257	\$43,544	\$35,805	\$0	\$0	\$179,229	
Gas Tax	Blue Top	%	22.0%	\$38,500	\$0	\$0	\$0	\$0	\$125,000	\$50,000	\$175,000	\$0	\$0	\$0	\$0	\$27,500	\$11,000	\$38,500	
Gas Total		DU	\$2,726	\$1,207,404								\$286,273	\$267,607	\$241,469	\$198,555	\$152,500	\$61,000	\$1,207,404	
Miscellaneous																			
Responsible Party	Unit	Dev Res Unit Price	Total Cost	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Quantity	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Cost		
Underground Existing Overhead Lines - 16kV and Smaller - Offsite	Blue Top	LF	\$200.00	\$200,000	0	0	0	0	0	1,000	1,000	\$0	\$0	\$0	\$0	\$0	\$200,000	\$0	\$200,000
Miscellaneous Total		DU	\$451	\$200,000								\$0	\$0	\$0	\$0	\$0	\$200,000	\$0	\$200,000
Utilities Total		DU	\$12,620	\$5,590,477								\$1,251,994	\$1,108,027	\$946,601	\$772,211	\$917,460	\$594,184	\$5,590,477	
Blue Top Responsibility	Blue Top		\$1,511,644								\$0	\$0	\$0	\$0	\$917,460	\$594,184	\$1,511,644		
Finished Lots Responsibility	Finished Lots		\$4,078,833								\$1,251,994	\$1,108,027	\$946,601	\$772,211	\$0	\$0	\$4,078,833		
Per Linear Foot			\$243								\$236	\$252	\$270	\$276	\$183	\$297	\$243		
Reimbursements																			
Responsible Party	Unit	Dev Res Unit Price	Total Cost	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Quantity	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Cost		
Refundable Electric - Finished Lots	Finished Lots	%	(75.0%)	(\$1,114,813)	\$452,925	\$403,515	\$347,243	\$282,735	\$0	\$0	\$1,486,418	(\$339,694)	(\$302,636)	(\$260,432)	(\$212,051)	\$0	\$0	(\$1,114,813)	
Refundable Gas - Finished Lots	Finished Lots	%	(100.0%)	(\$993,904)	\$286,273	\$267,607	\$241,469	\$198,555	\$0	\$0	\$993,904	(\$286,273)	(\$267,607)	(\$241,469)	(\$198,555)	\$0	\$0	(\$993,904)	
Reimbursements Total		DU	(\$4,760)	(\$2,108,717)								(\$625,967)	(\$570,243)	(\$501,900)	(\$410,606)	\$0	\$0	(\$2,108,717)	
Finished Lots Responsibility	Finished Lots		(\$2,108,717)									(\$625,967)	(\$570,243)	(\$501,900)	(\$410,606)	\$0	\$0	(\$2,108,717)	

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<u>Direct Contingency</u>	Responsible Party	Unit	Dev Res Unit Price	Total Cost	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Quantity	PA 1	PA 2	PA 3	PA 4	Intract Backbone	Offtract Backbone	Total Cost
Site Preparation Contingency - Blue Top	Blue Top	%	10.0%	\$19,274	\$50,763	\$43,745	\$36,598	\$29,255	\$26,240	\$6,135	\$192,735	\$5,076	\$4,375	\$3,660	\$2,926	\$2,624	\$614	\$19,274
Rough Grading Contingency - Blue Top	Blue Top	%	20.0%	\$264,784	\$287,122	\$240,812	\$194,502	\$148,192	\$434,768	\$18,524	\$1,323,920	\$57,424	\$48,162	\$38,900	\$29,638	\$86,954	\$3,705	\$264,784
Rough Grading Contingency - Finished Lots	Finished Lots	%	20.0%	\$26,580	\$35,400	\$35,400	\$33,900	\$28,200	\$0	\$0	\$132,900	\$7,080	\$7,080	\$6,780	\$5,640	\$0	\$0	\$26,580
Erosion and Dust Control Contingency - Blue Top	Blue Top	%	10.0%	\$54,100	\$124,000	\$104,000	\$84,000	\$64,000	\$141,000	\$24,000	\$541,000	\$12,400	\$10,400	\$8,400	\$6,400	\$14,100	\$2,400	\$54,100
Erosion and Dust Control Contingency - Finished Lots	Finished Lots	%	10.0%	\$69,800	\$220,010	\$191,110	\$160,590	\$126,290	\$0	\$0	\$698,000	\$22,001	\$19,111	\$16,059	\$12,629	\$0	\$0	\$69,800
Storm Drain System Contingency - Blue Top	Blue Top	%	10.0%	\$46,154	\$0	\$0	\$0	\$0	\$304,480	\$157,060	\$461,540	\$0	\$0	\$0	\$0	\$30,448	\$15,706	\$46,154
Storm Drain System Contingency - Finished Lots	Finished Lots	%	10.0%	\$90,815	\$278,000	\$288,700	\$177,150	\$164,300	\$0	\$0	\$908,150	\$27,800	\$28,870	\$17,715	\$16,430	\$0	\$0	\$90,815
Sanitary Sewer System Contingency - Blue Top	Blue Top	%	10.0%	\$39,775	\$0	\$0	\$0	\$0	\$255,000	\$142,750	\$397,750	\$0	\$0	\$0	\$0	\$25,500	\$14,275	\$39,775
Sanitary Sewer System Contingency - Finished Lots	Finished Lots	%	10.0%	\$118,164	\$362,680	\$319,680	\$272,680	\$226,600	\$0	\$0	\$1,181,640	\$36,268	\$31,968	\$27,268	\$22,660	\$0	\$0	\$118,164
Potable Water Distribution System Contingency - Blue Top	Blue Top	%	10.0%	\$52,620	\$0	\$0	\$0	\$0	\$356,450	\$169,750	\$526,200	\$0	\$0	\$0	\$0	\$35,645	\$16,975	\$52,620
Potable Water Distribution System Contingency - Finished Lots	Finished Lots	%	10.0%	\$148,241	\$450,960	\$400,710	\$344,860	\$285,880	\$0	\$0	\$1,482,410	\$45,096	\$40,071	\$34,486	\$28,588	\$0	\$0	\$148,241
Street Improvements - Concrete Contingency - Blue Top	Blue Top	%	10.0%	\$60,411	\$0	\$0	\$0	\$0	\$419,513	\$184,596	\$604,109	\$0	\$0	\$0	\$0	\$41,951	\$18,460	\$60,411
Street Improvements - Concrete Contingency - Finished Lots	Finished Lots	%	10.0%	\$122,306	\$403,096	\$336,284	\$269,473	\$214,206	\$0	\$0	\$1,223,059	\$40,310	\$33,628	\$26,947	\$21,421	\$0	\$0	\$122,306
Street Improvements - Asphalt Contingency - Blue Top	Blue Top	%	10.0%	\$119,735	\$0	\$0	\$0	\$0	\$994,156	\$203,193	\$1,197,349	\$0	\$0	\$0	\$0	\$99,416	\$20,319	\$119,735
Street Improvements - Asphalt Contingency - Finished Lots	Finished Lots	%	10.0%	\$244,759	\$809,537	\$673,052	\$535,667	\$429,329	\$0	\$0	\$2,447,585	\$80,954	\$67,305	\$53,567	\$42,933	\$0	\$0	\$244,759
Fencing and Walls Contingency - Blue Top	Blue Top	%	10.0%	\$1,600	\$0	\$0	\$0	\$0	\$16,000	\$0	\$16,000	\$0	\$0	\$0	\$0	\$1,600	\$0	\$1,600
Fencing and Walls Contingency - Finished Lots	Finished Lots	%	10.0%	\$49,974	\$133,140	\$133,140	\$127,190	\$106,270	\$0	\$0	\$499,740	\$13,314	\$13,314	\$12,719	\$10,627	\$0	\$0	\$49,974
Landscaping Contingency - Blue Top	Blue Top	%	10.0%	\$184,246	\$0	\$0	\$0	\$0	\$1,730,169	\$112,295	\$1,842,464	\$0	\$0	\$0	\$0	\$173,017	\$11,230	\$184,246
Landscaping Contingency - Finished Lots	Finished Lots	%	10.0%	\$199,622	\$557,680	\$517,080	\$476,480	\$444,975	\$0	\$0	\$1,996,215	\$55,768	\$51,708	\$47,648	\$44,498	\$0	\$0	\$199,622
Common Costs Contingency - Blue Top	Blue Top	%	10.0%	\$38,795	\$0	\$0	\$0	\$0	\$387,950	\$0	\$387,950	\$0	\$0	\$0	\$0	\$38,795	\$0	\$38,795
Common Costs Contingency - Finished Lots	Finished Lots	%	10.0%	\$6,900	\$18,000	\$18,000	\$18,000	\$15,000	\$0	\$0	\$69,000	\$1,800	\$1,800	\$1,800	\$1,500	\$0	\$0	\$6,900
Repairs For Bond Release Contingency - Blue Top	Blue Top	%	10.0%	\$9,242	\$0	\$0	\$0	\$0	\$72,291	\$20,128	\$92,419	\$0	\$0	\$0	\$0	\$7,229	\$2,013	\$9,242
Repairs For Bond Release Contingency - Finished Lots	Finished Lots	%	10.0%	\$17,803	\$56,886	\$48,902	\$39,577	\$32,661	\$0	\$0	\$178,027	\$5,689	\$4,890	\$3,958	\$3,266	\$0	\$0	\$17,803
Dry Utilities Contingency - Blue Top	Blue Top	%	10.0%	\$151,164	\$0	\$0	\$0	\$0	\$917,460	\$594,184	\$1,511,644	\$0	\$0	\$0	\$0	\$91,746	\$59,418	\$151,164
Dry Utilities Contingency - Finished Lots	Finished Lots	%	10.0%	\$407,883	\$1,251,994	\$1,108,027	\$946,601	\$772,211	\$0	\$0	\$4,078,833	\$125,199	\$110,803	\$94,660	\$77,221	\$0	\$0	\$407,883
Reimbursements Contingency - Finished Lots	Finished Lots	%	10.0%	(\$210,872)	(\$625,967)	(\$570,243)	(\$501,900)	(\$410,606)	\$0	\$0	(\$2,108,717)	(\$62,597)	(\$57,024)	(\$50,190)	(\$41,061)	\$0	\$0	(\$210,872)
Direct Contingency Total		DU	\$5,268	\$2,333,874								\$473,582	\$416,461	\$344,377	\$285,315	\$649,024	\$165,114	\$2,333,874
Blue Top Responsibility	Blue Top			\$1,041,900								\$74,901	\$62,937	\$50,960	\$38,964	\$649,024	\$165,114	\$1,041,900
Finished Lots Responsibility	Finished Lots			\$1,291,974								\$398,682	\$353,524	\$293,417	\$246,352	\$0	\$0	\$1,291,974