

Any Town USA Cost Summary

Discussion Draft

Total Finished Lot Costs Including Onsite and Offsites (Before CFD)

	Any Town USA Cost Summary								Discussion Draft					
	20000 SF Lots	10000 SF Lots	7200 SF Lots	4500 SF Lots	Other	Other	Overall Backbone	DR Total	20000 SF Lots	10000 SF Lots	7200 SF Lots	4500 SF Lots	DR Cost Per Lot	
	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	DR Total	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	DR Cost Per Lot	
Number of Units	13	24	21	155	0	0	0	213	13	24	21	155	213	
Dwelling Units per Acre	1.3	1.9	1.8	3.7	0.0	0.0	0.0	2.8						
Buildable Acres	9.8	12.7	11.6	41.7	0.0	0.0	0.0	75.7	9.8	12.7	11.6	41.7	75.7	
Total Project Acreage	9.8	12.7	11.6	42.3	0.0	0.0	50.1	126.4	9.8	12.7	11.6	42.3	126.4	
Lot Improvement Indirect Costs														
Consultant Fees and Services	\$175,596	\$208,195	\$197,329	\$934,374	\$111,872	\$116,160	\$1,086,531	\$2,830,059	\$13,507	\$8,675	\$9,397	\$6,028	\$13,287	
Planning Fees, Deposits, Permits	\$60,556	\$73,788	\$67,668	\$369,118	\$89,237	\$150,888	\$191,461	\$1,002,717	\$4,658	\$3,075	\$3,222	\$2,381	\$4,708	
Impact Fees	\$990,782	\$1,484,503	\$1,199,694	\$7,493,166	\$0	\$0	\$47,905	\$11,216,050	\$76,214	\$61,854	\$57,128	\$48,343	\$52,658	
Impact Fee Credits	(\$244,251)	(\$450,924)	(\$394,559)	(\$2,912,221)	\$0	\$0	\$0	(\$4,001,955)	(\$18,789)	(\$18,789)	(\$18,789)	(\$18,789)	(\$18,789)	
Bonds	\$16,735	\$25,695	\$23,005	\$112,613	\$50,046	\$27,434	\$167,094	\$422,623	\$1,287	\$1,071	\$1,095	\$727	\$1,984	
Indirect Cost Contingency	5.0%	\$49,971	\$67,063	\$54,657	\$299,853	\$12,558	\$14,724	\$74,650	\$573,475	\$3,844	\$2,794	\$2,603	\$1,935	\$2,692
Lot Improvement Indirect Costs	\$1,049,389	\$1,408,320	\$1,147,794	\$6,296,904	\$263,713	\$309,207	\$1,567,642	\$12,042,969	\$80,722	\$58,680	\$54,657	\$40,625	\$56,540	
Lot Improvement Direct Costs														
Site Preparation	\$19,043	\$23,545	\$21,860	\$64,900	\$0	\$0	\$102,015	\$231,363	\$1,465	\$981	\$1,041	\$419	\$1,086	
Rough Grading	\$68,150	\$73,863	\$63,407	\$445,221	\$621,976	\$0	\$6,860,611	\$8,133,229	\$5,242	\$3,078	\$3,019	\$2,872	\$38,184	
Erosion Control	\$46,608	\$68,415	\$62,970	\$353,802	\$7,200	\$0	\$9,212	\$548,206	\$3,585	\$2,851	\$2,999	\$2,283	\$2,574	
Fine Grading	\$1,200	\$2,400	\$2,100	\$224,550	\$0	\$0	\$0	\$230,250	\$92	\$100	\$100	\$1,449	\$1,081	
Storm Drain System	\$113,845	\$254,850	\$61,205	\$650,350	\$124,028	\$0	\$161,245	\$1,365,523	\$8,757	\$10,619	\$2,915	\$4,196	\$6,411	
Sanitary Sewer System	\$86,955	\$82,607	\$92,931	\$517,264	\$0	\$1,371,711	\$10,000	\$2,161,467	\$6,689	\$3,442	\$4,425	\$3,337	\$10,148	
Water Distribution System	\$120,250	\$106,152	\$135,191	\$716,295	\$0	\$0	\$20,000	\$1,097,888	\$9,250	\$4,423	\$6,438	\$4,621	\$5,154	
Street Improvements - Concrete	\$69,037	\$102,162	\$161,599	\$409,804	\$155,940	\$0	\$26,000	\$924,541	\$5,311	\$4,257	\$7,695	\$2,644	\$4,341	
Street Improvements - Asphalt	\$195,414	\$195,600	\$255,000	\$1,051,588	\$1,485,409	\$0	\$208,200	\$3,391,211	\$15,032	\$8,150	\$12,143	\$6,784	\$15,921	
Fencing and Walls	\$65,293	\$122,238	\$206,295	\$529,108	\$0	\$0	\$0	\$922,933	\$5,023	\$5,093	\$9,824	\$3,414	\$4,333	
Landscaping	\$183,098	\$469,520	\$380,915	\$1,840,138	\$114,950	\$0	\$1,068,667	\$4,057,287	\$14,084	\$19,563	\$18,139	\$11,872	\$19,048	
Common Costs	\$0	\$41,400	\$49,000	\$837,700	\$0	\$0	\$111,000	\$1,039,100	\$0	\$1,725	\$2,333	\$5,405	\$4,878	
Repairs for Bond Release	\$24,926	\$33,564	\$38,506	\$149,639	\$93,495	\$27,434	\$27,522	\$395,085	\$1,917	\$1,398	\$1,834	\$965	\$1,855	
Biological Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$387,700	\$387,700	\$0	\$0	\$0	\$0	\$1,820	
Dry Utilities	\$221,142	\$194,382	\$239,547	\$1,330,746	\$0	\$0	\$760,808	\$2,746,625	\$17,011	\$8,099	\$11,407	\$8,585	\$12,895	
Reimbursements	(\$110,571)	(\$94,991)	(\$119,773)	(\$658,773)	\$0	\$0	(\$169,404)	(\$1,153,512)	(\$8,505)	(\$3,958)	(\$5,703)	(\$4,250)	(\$5,416)	
Direct Cost Contingency	13.1%	\$117,254	\$174,957	\$171,416	\$890,755	\$322,497	\$139,915	\$1,644,419	\$3,461,212	\$9,020	\$7,290	\$8,163	\$5,747	\$16,250
Lot Improvement Direct Costs	\$1,221,641	\$1,850,663	\$1,822,168	\$9,353,086	\$2,925,495	\$1,539,060	\$11,227,993	\$29,940,106	\$93,972	\$77,111	\$86,770	\$60,342	\$140,564	
Total Lot Improvement Costs	\$2,271,031	\$3,258,983	\$2,969,962	\$15,649,990	\$3,189,208	\$1,848,266	\$12,795,635	\$41,983,075	\$174,695	\$135,791	\$141,427	\$100,968	\$197,104	
Allocated Backbone Costs (Per Buildable Acre)														
Overall Backbone	\$2,296,143	\$2,990,873	\$2,731,821	\$9,814,273	(\$3,189,208)	(\$1,848,266)	(\$12,795,635)	\$0	\$176,626	\$124,620	\$130,087	\$63,318	\$0	
Total Lot Improvement Costs	\$4,567,173	\$6,249,856	\$5,701,783	\$25,464,262	\$0	\$0	\$0	\$41,983,075	\$351,321	\$260,411	\$271,513	\$164,286	\$197,104	
CFD Reimbursement	(\$732,937)	(\$1,023,687)	(\$801,963)	(\$4,726,150)	\$0	\$0	\$0	(\$7,284,737)	(\$56,380)	(\$42,654)	(\$38,189)	(\$30,491)	(\$34,201)	
Adjusted Total Lot Improvement Cost	\$3,834,236	\$5,226,169	\$4,899,821	\$20,738,112	\$0	\$0	\$0	\$34,698,338	\$294,941	\$217,757	\$233,325	\$133,794	\$162,903	

**Any Town USA
Cost Detail Schedule**

Discussion Draft

	Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments
Total Residential Units	DU		213	13	24	21	155	0	0	0	213	13	24	21	155	0	0	0	213	
Buildable Square Feet	SF		580,513	79,170	96,000	69,061	336,282	0	0	0	580,513									
Buildable Acres	AC		75.7	9.8	12.7	11.6	41.7	0.0	0.0	0.0	75.7									
Total Project Acreage	AC		126.4	9.8	12.7	11.6	42.3	0.0	0.0	50.1	126.4	9.8	12.7	11.6	42.3	0.0	0.0	50.1	126.4	

Consultant Fees and Services

	Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments
Civil Engineering																				
Civil Engineering - Office																				
Civil Engineering Land Planning - Residential	AC	\$300.00	\$22,717	9.8	12.7	11.6	41.7	0.0	0.0	0.0	75.7	\$2,925	\$3,810	\$3,480	\$12,502	\$0	\$0	\$0	\$22,717	Based on Developers Research estimate
Civil Engineering - Office - Annexation Documents	AC	\$50.00	\$4,002	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$488	\$635	\$580	\$2,113	\$0	\$0	\$186	\$4,002	Based on Developers Research estimate
Civil Engineering - Office - Erosion Control Plan	AC	\$150.00	\$12,007	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$1,463	\$1,905	\$1,740	\$6,340	\$0	\$0	\$559	\$12,007	To prepare erosion control plans
Civil Engineering - Office - Rough Grading Plan - Preliminary	CY	\$0.07	\$130,690	0	0	0	0	114,400	0	1,752,600	1,867,000	\$0	\$0	\$0	\$0	\$8,008	\$0	\$122,682	\$130,690	To prepare rough grading plans
Civil Engineering - Office - Rough Grading Plan - Final	CY	\$0.06	\$112,020	0	0	0	0	114,400	0	1,752,600	1,867,000	\$0	\$0	\$0	\$0	\$6,864	\$0	\$105,156	\$112,020	To prepare rough grading plans
Civil Engineering - Office - Storm Drain & Hydrology Calculations	LF	\$4.00	\$21,660	560	1,425	95	3,335	0	0	0	5,415	\$2,240	\$5,700	\$380	\$13,340	\$0	\$0	\$0	\$21,660	To prepare hydrology calculations
Civil Engineering - Office - Storm Drain & Hydrology - Plans	LF	\$4.00	\$21,660	560	1,425	95	3,335	0	0	0	5,415	\$2,240	\$5,700	\$380	\$13,340	\$0	\$0	\$0	\$21,660	To prepare hydrology plans
Civil Engineering - Office - Storm Drain & Hydrology Calculations - BB	LF	\$4.00	\$5,220	0	0	0	0	550	0	755	1,305	\$0	\$0	\$0	\$0	\$2,200	\$0	\$3,020	\$5,220	To prepare hydrology calculations
Civil Engineering - Office - Storm Drain & Hydrology - Plans - BB	LF	\$4.00	\$5,220	0	0	0	0	550	0	755	1,305	\$0	\$0	\$0	\$0	\$2,200	\$0	\$3,020	\$5,220	To prepare hydrology plans
Civil Engineering - Office - Sanitary Sewer Plans - Intract	LF	\$4.00	\$57,440	1,770	1,420	1,860	9,310	0	0	0	14,360	\$7,080	\$5,680	\$7,440	\$37,240	\$0	\$0	\$0	\$57,440	To prepare sewer plans
Civil Engineering - Office - Sanitary Sewer Plan - Backbone	LF	\$4.00	\$42,240	0	0	0	0	0	10,560	0	10,560	\$0	\$0	\$0	\$0	\$0	\$42,240	\$0	\$42,240	To prepare sewer plans
Civil Engineering - Office - Domestic Water Plans - Intract	LF	\$4.00	\$58,460	1,770	1,420	1,860	9,565	0	0	0	14,615	\$7,080	\$5,680	\$7,440	\$38,260	\$0	\$0	\$0	\$58,460	To prepare domestic water plans
Civil Engineering - Office - Street Improvement Plans - Intract	LF	\$4.00	\$60,440	1,770	1,420	1,860	10,060	0	0	0	15,110	\$7,080	\$5,680	\$7,440	\$40,240	\$0	\$0	\$0	\$60,440	To prepare street improvement plans
Civil Engineering - Office - Street Improvement Plans - Backbone	LF	\$4.00	\$9,600	0	0	0	0	2,400	0	0	2,400	\$0	\$0	\$0	\$0	\$9,600	\$0	\$0	\$9,600	To prepare street improvement plans
Civil Engineering - Office - Retaining Wall Design	DU	\$75.00	\$15,975	13	24	21	155	0	0	0	213	\$975	\$1,800	\$1,575	\$11,625	\$0	\$0	\$0	\$15,975	To design retaining walls
Civil Engineering - Office - Tract Wall Design	LF	\$1.00	\$12,505	1,350	1,665	2,315	7,175	0	0	0	12,505	\$1,350	\$1,665	\$2,315	\$7,175	\$0	\$0	\$0	\$12,505	To design tract boundary walls
Civil Engineering - Office - Street Lights - Intract	LF	\$1.00	\$15,110	1,770	1,420	1,860	10,060	0	0	0	15,110	\$1,770	\$1,420	\$1,860	\$10,060	\$0	\$0	\$0	\$15,110	To design the streetlight system
Civil Engineering - Office - Street Lights - Backbone	LF	\$1.00	\$2,400	0	0	0	0	2,400	0	0	2,400	\$0	\$0	\$0	\$0	\$2,400	\$0	\$0	\$2,400	To design the streetlight system
Civil Engineering - Office - Meetings - Intract	DU	\$25.00	\$5,325	13	24	21	155	0	0	0	213	\$325	\$600	\$525	\$3,875	\$0	\$0	\$0	\$5,325	Allowance for meetings with city staff
Civil Engineering - Office - Final Subdivision Map	DU	\$100.00	\$21,300	13	24	21	155	0	0	0	213	\$1,300	\$2,400	\$2,100	\$15,500	\$0	\$0	\$0	\$21,300	To prepare the final subdivision plans
Civil Engineering - Miscellaneous	AC	\$100.00	\$8,005	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$975	\$1,270	\$1,160	\$4,227	\$0	\$0	\$373	\$8,005	To coordinate and design
Reproduction of Prints, Plans & Aerials - Residential	DU	\$150.00	\$31,950	13	24	21	155	0	0	0	213	\$1,950	\$3,600	\$3,150	\$23,250	\$0	\$0	\$0	\$31,950	Usual production costs
Subtotal - Civil Engineer - Office	DU	\$3,173	\$675,946									\$39,240	\$47,545	\$41,565	\$239,088	\$31,272	\$42,240	\$234,996	\$675,946	

	Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments
Civil Engineering Field																				
Civil Engineering - Field - Rough Grade Staking	Days	\$2,400.00	\$300,000	0	0	0	0	8	0	117	125	\$0	\$0	\$0	\$0	\$19,200	\$0	\$280,800	\$300,000	Based on Developers Research estimate
Civil Engineering - Field - Survey of Removal Areas	AC	\$300.00	\$37,928	10	12.7	11.6	42.3	0	0	50	126	\$2,925	\$3,810	\$3,480	\$12,681	\$0	\$0	\$15,032	\$37,928	Based on Developers Research estimate
Civil Engineering - Field - Residential - Establish Control	AC	\$50.00	\$4,002	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$488	\$635	\$580	\$2,113	\$0	\$0	\$186	\$4,002	Based on Developers Research estimate
Civil Engineering - Field - Rough Grade Certification	DU	\$50.00	\$10,650	13	24	21	155	0	0	0	213	\$650	\$1,200	\$1,050	\$7,750	\$0	\$0	\$0	\$10,650	Based on Developers Research estimate
Civil Engineering - Field - Erosion Control Staking	AC	\$100.00	\$8,005	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$975	\$1,270	\$1,160	\$4,227	\$0	\$0	\$373	\$8,005	Based on Developers Research estimate
Civil Engineering - Field - Storm Drain Staking	LF	\$4.00	\$21,660	560	1,425	95	3,335	0	0	0	5,415	\$2,240	\$5,700	\$380	\$13,340	\$0	\$0	\$0	\$21,660	Based on Developers Research estimate
Civil Engineering - Field - Storm Drain Staking - Backbone	LF	\$4.00	\$5,220	0	0	0	0	550	0	755	1,305	\$0	\$0	\$0	\$0	\$2,200	\$0	\$3,020	\$5,220	Based on Developers Research estimate
Civil Engineering - Field - Sewer Staking - Intract	LF	\$4.00	\$57,440	1,770	1,420	1,860	9,310	0	0	0	14,360	\$7,080	\$5,680	\$7,440	\$37,240	\$0	\$0	\$0	\$57,440	Based on Developers Research estimate
Civil Engineering - Field - Sewer Staking - Backbone	LF	\$4.00	\$42,240	0	0	0	0	0	10,560	0	10,560	\$0	\$0	\$0	\$0	\$0	\$42,240	\$0	\$42,240	Based on Developers Research estimate
Civil Engineering - Field - Domestic Water Staking - Intract	LF	\$4.00	\$58,460	1,770	1,420	1,860	9,565	0	0	0	14,615	\$7,080	\$5,680	\$7,440	\$38,260	\$0	\$0	\$0	\$58,460	Based on Developers Research estimate
Civil Engineering - Field - Curb & Gutter Staking - Intract	LF	\$4.00	\$120,880	3,540	2,840	3,720	20,120	0	0	0	30,220	\$14,160	\$11,360	\$14,880	\$80,480	\$0	\$0	\$0	\$120,880	Based on Developers Research estimate
Civil Engineering - Field - Curb & Gutter Staking - Backbone	LF	\$4.00	\$19,200	0	0	0	0	4,800	0	0	4,800	\$0	\$0	\$0	\$0	\$19,200	\$0	\$0	\$19,200	Based on Developers Research estimate
Civil Engineering - Field - Joint Trench Staking - Intract	LF	\$1.00	\$15,110	1,770	1,420	1,860	10,060	0	0	0	15,110	\$1,770	\$1,420	\$1,860	\$10,060	\$0	\$0	\$0	\$15,110	Based on Developers Research estimate
Civil Engineering - Field - Joint Trench Staking - Backbone	LF	\$1.00	\$2,400	0	0	0	0	2,400	0	0	2,400	\$0	\$0	\$0	\$0	\$2,400	\$0	\$0	\$2,400	Based on Developers Research estimate
Civil Engineering - Field - Walls & Fences Staking - Residential	DU	\$75.00	\$15,975	13	24	21	155	0	0	0	213	\$975	\$1,800	\$1,575	\$11,625	\$0	\$0	\$0	\$15,975	Based on Developers Research estimate
Civil Engineering - Field - As Built Staking - Intract	DU	\$50.00	\$10,650	13	24	21	155	0	0	0	213	\$650	\$1,200	\$1,050	\$7,750	\$0	\$0	\$0	\$10,650	Based on Developers Research estimate
Civil Engineering - Field - Final Monumentation - Intract	EA	\$100.00	\$2,700	2	2	2	21	0	0	0	27	\$200	\$200	\$200	\$2,100	\$0	\$0	\$0	\$2,700	Based on Developers Research estimate
Civil Engineering - Field - Survey Monuments - Intract	DU	\$20.00	\$4,260	13	24	21	155	0	0	0	213	\$260	\$480	\$420	\$3,100	\$0	\$0	\$0	\$4,260	Based on Developers Research estimate
Civil Engineering - Field - Other Survey/Staking	DU	\$50.00	\$10,650	13	24	21	155	0	0	0	213	\$650	\$1,200	\$1,050	\$7,750	\$0	\$0	\$0	\$10,650	Based on Developers Research estimate
Civil Engineering - Field - Replacement Staking - Intract	DU	\$50.00	\$10,650	13	24	21	155	0	0	0	213	\$650	\$1,200	\$1,050	\$7,750	\$0	\$0	\$0	\$10,650	Based on Developers Research estimate
Civil Engineering - Field - Entry Monuments	EA	\$5,000.00	\$20,000	1	1	1	1	0	0	0	4	\$5,000	\$5,000	\$5,000	\$5,000	\$0	\$0	\$0	\$20,000	Based on Developers Research estimate
Subtotal - Civil Engineer - Field	DU	\$3,653	\$778,080									\$45,753	\$47,835	\$48,615	\$251,226	\$43,000	\$42,240	\$299,411	\$778,080	
Civil Engineering Total	DU	\$6,826	\$1,454,026									\$84,993	\$95,380	\$90,180	\$490,315	\$74,272	\$84,480	\$534,407	\$1,454,026	

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Soils Engineering	Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments
Soil Engineering - Preliminary and Interim Studies	AC	\$1,500.00	\$120,069	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$14,625	\$19,050	\$17,400	\$63,405	\$0	\$0	\$5,589	\$120,069	Updates to existing reports
Field Soils - Grading Observation 15000 Yards per Day	Days	\$2,500.00	\$312,500	0	0	0	0	8	0	117	125	\$0	\$0	\$0	\$0	\$20,000	\$0	\$292,500	\$312,500	Based on Developers Research estimate
Field Soils - Trenches, Pads, Walls - Detached	LF	\$3.00	\$37,515	1,350	1,665	2,315	7,175	0	0	0	12,505	\$4,050	\$4,995	\$6,945	\$21,525	\$0	\$0	\$0	\$37,515	Based on Developers Research estimate
Field Soils - Utility Backfills - Intract	LF	\$3.00	\$148,500	5,870	5,685	5,675	32,270	0	0	0	49,500	\$17,610	\$17,055	\$17,025	\$96,810	\$0	\$0	\$0	\$148,500	Based on Developers Research estimate
Field Soils - Utility Backfills - Backbone	LF	\$3.00	\$42,795	0	0	0	0	2,950	10,560	755	14,265	\$0	\$0	\$0	\$0	\$8,850	\$31,680	\$2,265	\$42,795	Based on Developers Research estimate
Field Soils - Blasting Control	CY	\$0.35	\$16,380	0	0	0	0	25,000	0	21,800	46,800	\$0	\$0	\$0	\$0	\$8,750	\$0	\$7,630	\$16,380	Based on Developers Research estimate
Office Soils - Additional Studies During Grading	AC	\$200.00	\$16,009	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$1,950	\$2,540	\$2,320	\$8,454	\$0	\$0	\$745	\$16,009	Based on Developers Research estimate
Office Soils - Final Report - Rough Grade Approval - Detached	DU	\$50.00	\$10,650	13	24	21	155	0	0	0	213	\$650	\$1,200	\$1,050	\$7,750	\$0	\$0	\$0	\$10,650	Based on Developers Research estimate
Soils Engineering Total	DU	\$3,307	\$704,418									\$38,885	\$44,840	\$44,740	\$197,944	\$37,600	\$31,680	\$308,729	\$704,418	
Environmental Processing	Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments
Legal - Environmental - Residential	AC	\$250.00	\$20,011	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$2,438	\$3,175	\$2,900	\$10,567	\$0	\$0	\$932	\$20,011	Based on Developers Research estimate
Consulting - Acoustical	DU	\$25.00	\$5,325	13	24	21	155	0	0	0	213	\$325	\$600	\$525	\$3,875	\$0	\$0	\$0	\$5,325	Based on Developers Research estimate
Consulting - Air Quality	DU	\$25.00	\$5,325	13	24	21	155	0	0	0	213	\$325	\$600	\$525	\$3,875	\$0	\$0	\$0	\$5,325	Based on Developers Research estimate
Consulting - Archeological	AC	\$50.00	\$4,002	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$488	\$635	\$580	\$2,113	\$0	\$0	\$186	\$4,002	Based on Developers Research estimate
Consulting - Biologist	AC	\$50.00	\$4,002	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$488	\$635	\$580	\$2,113	\$0	\$0	\$186	\$4,002	Based on Developers Research estimate
Consulting - Biologist - Mitigation Monitoring	LS	\$60,000.00	\$60,000	0	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000	\$60,000	Based on Developers Research estimate
Consulting - Allowance for Other Studies	AC	\$100.00	\$8,005	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$975	\$1,270	\$1,160	\$4,227	\$0	\$0	\$373	\$8,005	Based on Developers Research estimate
Consulting - Traffic Study	AC	\$75.00	\$6,003	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$731	\$953	\$870	\$3,170	\$0	\$0	\$279	\$6,003	Based on Developers Research estimate
Environmental - Phase I Assessment - Developer	LS	\$15,000.00	\$15,000	0	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$15,000	Based on Developers Research estimate
Army Corps Consultant 404 Permit - Consultant	AC	\$40.00	\$3,202	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$390	\$508	\$464	\$1,691	\$0	\$0	\$149	\$3,202	Based on Developers Research estimate
Army Corps Consultant 401 Permit - Consultant	AC	\$40.00	\$3,202	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$390	\$508	\$464	\$1,691	\$0	\$0	\$149	\$3,202	Based on Developers Research estimate
Storm Water Pollution Prevention Plan (SWPPP)	AC	\$300.00	\$24,014	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$2,925	\$3,810	\$3,480	\$12,681	\$0	\$0	\$1,118	\$24,014	Based on Developers Research estimate
NPDES Processing	AC	\$40.00	\$3,202	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$390	\$508	\$464	\$1,691	\$0	\$0	\$149	\$3,202	Based on Developers Research estimate
Wetlands Processing (Sec. 1602 - Streambed Alteration)	AC	\$40.00	\$3,202	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$390	\$508	\$464	\$1,691	\$0	\$0	\$149	\$3,202	Based on Developers Research estimate
Environmental Processing Total	DU	\$772	\$164,495									\$10,254	\$13,710	\$12,476	\$49,386	\$0	\$0	\$78,670	\$164,495	
Other Consulting	Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments
Legal - Land Use Attorney - Residential	AC	\$300.00	\$24,014	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$2,925	\$3,810	\$3,480	\$12,681	\$0	\$0	\$1,118	\$24,014	Based on Developers Research estimate
Legal - SWPPP Issues	AC	\$200.00	\$16,009	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$1,950	\$2,540	\$2,320	\$8,454	\$0	\$0	\$745	\$16,009	Based on Developers Research estimate
Aerial Photography	AC	\$75.00	\$6,003	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$731	\$953	\$870	\$3,170	\$0	\$0	\$279	\$6,003	Based on Developers Research estimate
Assessment District Consultants	LS	\$75,000.00	\$75,000	0	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$0	\$75,000	\$75,000	Based on Developers Research estimate
Architect - Recreation Facility	LS	\$50,000.00	\$50,000	0	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000	Based on Developers Research estimate
Landscape Architect - Design	AC	\$2,000.00	\$160,092	9.8	12.7	11.6	42.3	0.0	0	3.7	80.0	\$19,500	\$25,400	\$23,200	\$84,540	\$0	\$0	\$7,452	\$160,092	To prepare landscape plans
Landscape Architect - Reverse Frontage	EA	\$3,500.00	\$14,000	1	1	1	1	0	0	0	4	\$3,500	\$3,500	\$3,500	\$3,500	\$0	\$0	\$0	\$14,000	To prepare landscape plans for reverse frontage
Landscape Architect - Fencing Plan - Detached	DU	\$50.00	\$10,650	13	24	21	155	0	0	0	213	\$650	\$1,200	\$1,050	\$7,750	\$0	\$0	\$0	\$10,650	To prepare landscape plans for fences
Landscape Architect - Park Design	AC	\$10,000.00	\$6,000	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.6	\$0	\$0	\$0	\$6,000	\$0	\$0	\$0	\$6,000	To prepare landscape plans for parks
Lighting Consultant	EA	\$5,000.00	\$20,000	1	1	1	1	0	0	0	4	\$5,000	\$5,000	\$5,000	\$5,000	\$0	\$0	\$0	\$20,000	Based on Developers Research estimate
Landscape Architect Prints and Reproduction	AC	\$35.00	\$2,802	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$341	\$445	\$406	\$1,479	\$0	\$0	\$130	\$2,802	Based on Developers Research estimate
Project Offsite Consultant - Developers Research	% AC	\$18,000.00	\$18,000	12.9%	16.8%	15.3%	55.0%	0.0%	0.0%	0.0%	100.0%	\$2,318	\$3,019	\$2,757	\$9,906	\$0	\$0	\$0	\$18,000	Based on Developers Research estimate
Structural Engineering (Retaining Walls)	DU	\$100.00	\$21,300	13	24	21	155	0	0	0	213	\$1,300	\$2,400	\$2,100	\$15,500	\$0	\$0	\$0	\$21,300	Based on Developers Research estimate
Sewer Hydraulic Analysis	DU	\$50.00	\$10,650	13	24	21	155	0	0	0	213	\$650	\$1,200	\$1,050	\$7,750	\$0	\$0	\$0	\$10,650	Based on Developers Research estimate
Water Delivery Study	DU	\$50.00	\$10,650	13	24	21	155	0	0	0	213	\$650	\$1,200	\$1,050	\$7,750	\$0	\$0	\$0	\$10,650	Based on Developers Research estimate
SWPPP Consultant	EA	\$15,000.00	\$15,000	0	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$15,000	Based on Developers Research estimate
Utility Consulting - Detached	DU	\$150.00	\$31,950	13	24	21	155	0	0	0	213	\$1,950	\$3,600	\$3,150	\$23,250	\$0	\$0	\$0	\$31,950	Based on Developers Research estimate
Utility Consulting - Backbone	LS	\$15,000.00	\$15,000	0	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$15,000	Based on Developers Research estimate
Other Consulting Total	DU	\$2,381	\$507,120									\$41,465	\$54,266	\$49,933	\$196,730	\$0	\$0	\$164,725	\$507,120	
Consultant Fees and Services Total	DU	\$13,287	\$2,830,059									\$175,596	\$208,195	\$197,329	\$934,374	\$111,872	\$116,160	\$1,086,531	\$2,830,059	

**Any Town USA
Cost Detail Schedule**

Discussion Draft

<u>Fees, Deposits, Permits</u>	Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments
Allowance for Planning Fees	DU	\$250.00	\$53,250	13	24	21	155	0	0	0	213	\$3,250	\$6,000	\$5,250	\$38,750	\$0	\$0	\$0	\$53,250	Based on Developers Research estimate
Plan Check & Inspection - Rough Grading - Total	% Val	2.0%	\$162,665	\$68,150	\$73,863	\$63,407	\$445,221	\$621,976	\$0	\$6,860,611	\$8,133,229	\$1,363	\$1,477	\$1,268	\$8,904	\$12,440	\$0	\$137,212	\$162,665	Based on Developers Research estimate
Plan Check & Inspection - Erosion Control & Fine Grading - Total	% Val	1.0%	\$7,785	\$47,808	\$70,815	\$65,070	\$578,352	\$7,200	\$0	\$9,212	\$778,456	\$478	\$708	\$651	\$5,784	\$72	\$0	\$92	\$7,785	Based on Developers Research estimate
Plan Check & Inspection - Storm Drain - Total	% Val	8.0%	\$109,242	\$113,845	\$254,850	\$61,205	\$650,350	\$124,028	\$0	\$161,245	\$1,365,523	\$9,108	\$20,388	\$4,896	\$52,028	\$9,922	\$0	\$12,900	\$109,242	Based on Developers Research estimate
Plan Check & Inspection - Sanitary Sewer - Total	% Val	11.0%	\$237,761	\$86,955	\$82,607	\$92,931	\$517,264	\$0	\$1,371,711	\$10,000	\$2,161,467	\$9,565	\$9,087	\$10,222	\$56,899	\$0	\$150,888	\$1,100	\$237,761	Based on Developers Research estimate
Plan Check & Inspection - Domestic Water - Total	% Val	11.0%	\$120,768	\$120,250	\$106,152	\$135,191	\$716,295	\$0	\$0	\$20,000	\$1,097,888	\$13,227	\$11,677	\$14,871	\$78,792	\$0	\$0	\$2,200	\$120,768	Based on Developers Research estimate
Plan Check & Inspection - Streets Improvements - Total	% Val	4.0%	\$172,630	\$264,451	\$297,762	\$416,599	\$1,461,391	\$1,641,349	\$0	\$234,200	\$4,315,752	\$10,578	\$11,910	\$16,664	\$58,456	\$65,654	\$0	\$9,368	\$172,630	Based on Developers Research estimate
Plan Check & Inspection - Fencing and Walls - Total	% Val	2.0%	\$18,459	\$65,293	\$122,238	\$206,295	\$529,108	\$0	\$0	\$0	\$922,933	\$1,306	\$2,445	\$4,126	\$10,582	\$0	\$0	\$0	\$18,459	Based on Developers Research estimate
Plan Check & Inspection - Landscaping and Common Costs - Total	% Val	1.0%	\$54,841	\$183,098	\$510,920	\$429,915	\$2,677,838	\$114,950	\$0	\$1,567,367	\$5,484,087	\$1,831	\$5,109	\$4,299	\$26,778	\$1,150	\$0	\$15,674	\$54,841	Based on Developers Research estimate
Plan Check & Inspection - Utilities - Total	% Val	1.5%	\$41,199	\$221,142	\$194,382	\$239,547	\$1,330,746	\$0	\$0	\$760,808	\$2,746,625	\$3,317	\$2,916	\$3,593	\$19,961	\$0	\$0	\$11,412	\$41,199	Based on Developers Research estimate
Annexation into Landscaping & Lighting	LS	\$5,325.00	\$5,325	1	0	0	0.0	0	0	0	1	\$5,325	\$0	\$0	\$0	\$0	\$0	\$0	\$5,325	Based on Developers Research estimate
U.S Army Corps Of Engineers Sec 404 Permit	% DU	\$7,500.00	\$7,500	6.1%	11.3%	9.9%	72.8%	0.0%	0.0%	0.0%	100.0%	\$458	\$845	\$739	\$5,458	\$0	\$0	\$0	\$7,500	Based on Developers Research estimate
U.S Army Corps Of Engineers Sec 401 Permit	% DU	\$7,500.00	\$7,500	6.1%	11.3%	9.9%	72.8%	0.0%	0.0%	0.0%	100.0%	\$458	\$845	\$739	\$5,458	\$0	\$0	\$0	\$7,500	Based on Developers Research estimate
NPDES Permit	AC	\$30.00	\$3,793	9.8	12.7	11.6	42.3	0.0	0.0	50.1	126.4	\$293	\$381	\$348	\$1,268	\$0	\$0	\$1,503	\$3,793	Based on Developers Research estimate
Fees, Deposits, Permits Total	DU	\$4,708	\$1,002,717									\$60,556	\$73,788	\$67,668	\$369,118	\$89,237	\$150,888	\$191,461	\$1,002,717	

<u>Impact Fees</u>	Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments
ATWD Sewer Financial Participation Fee	DU	\$1,748.00	\$372,324	13	24	21	155	0	0	0	213	\$22,724	\$41,952	\$36,708	\$270,940	\$0	\$0	\$0	\$372,324	Per Ronnie, ATWD - (555) 555-3777
ATWD Sewer Financial Participation Fee - Credit for Offsite Connection	DU	(\$1,748.00)	(\$372,324)	13	24	21	155	0	0	0	213	(\$22,724)	(\$41,952)	(\$36,708)	(\$270,940)	\$0	\$0	\$0	(\$372,324)	Yet to be confirmed
ATWD Sewer Treatment Plant Capacity	DU	\$2,437.00	\$519,081	13	24	21	155	0	0	0	213	\$31,681	\$58,488	\$51,177	\$377,735	\$0	\$0	\$0	\$519,081	Per Ronnie, ATWD - (555) 555-3777
ATWD Sewer Treatment Plant Capacity - Credit for Offsite Connection	DU	(\$2,437.00)	(\$519,081)	13	24	21	155	0	0	0	213	(\$31,681)	(\$58,488)	(\$51,177)	(\$377,735)	\$0	\$0	\$0	(\$519,081)	Yet to be confirmed
ATWD Water Supply and Development Fee	DU	\$300.00	\$63,900	13	24	21	155	0	0	0	213	\$3,900	\$7,200	\$6,300	\$46,500	\$0	\$0	\$0	\$63,900	Per Ronnie, ATWD - (555) 555-3777
ATWD Water Financial Participation Fee - 5/8 Inch	DU	\$2,918.00	\$621,534	13	24	21	155	0	0	0	213	\$37,934	\$70,032	\$61,278	\$452,290	\$0	\$0	\$0	\$621,534	Per Ronnie, ATWD - (555) 555-3777
ATWD Water Landscaped Financial Participation Fee - 5/8 Inch	Areas	\$2,639.00	\$35,151	0	3	0	10	0	0	0	13	\$0	\$8,788	\$0	\$26,364	\$0	\$0	\$0	\$35,151	Per Ronnie, ATWD - (555) 555-3777
ATWD Water Meter Fee - 5/8 Inch	DU	\$220.00	\$46,860	13	24	21	155	0	0	0	213	\$2,860	\$5,280	\$4,620	\$34,100	\$0	\$0	\$0	\$46,860	Per Ronnie, ATWD - (555) 555-3777
ATWD Water Meter Fee - 1 1/2 Inch	DU	\$390.00	\$83,070	13	24	21	155	0	0	0	213	\$5,070	\$9,360	\$8,190	\$60,450	\$0	\$0	\$0	\$83,070	Per Ronnie, ATWD - (555) 555-3777
City of Any Town - Police Facilities Impact Fee	DU	\$447.38	\$95,292	13	24	21	155	0	0	0	213	\$5,816	\$10,737	\$9,395	\$69,344	\$0	\$0	\$0	\$95,292	Per Julia, City Planning - (555) 555-3206
City of Any Town - Fire Facilities Impact Fee	DU	\$626.51	\$133,447	13	24	21	155	0	0	0	213	\$8,145	\$15,036	\$13,157	\$97,109	\$0	\$0	\$0	\$133,447	Per Julia, City Planning - (555) 555-3206
City of Any Town - Library Facilities and Materials	DU	\$782.64	\$166,702	13	24	21	155	0	0	0	213	\$10,174	\$18,783	\$16,435	\$121,309	\$0	\$0	\$0	\$166,702	Per Julia, City Planning - (555) 555-3206
City of Any Town - Park Land Fee (Quimby In-Lieu Fee)	DU	\$1,796.85	\$382,729	13	24	21	155	0	0	0	213	\$23,359	\$43,124	\$37,734	\$278,512	\$0	\$0	\$0	\$382,729	Per Julia, City Planning - (555) 555-3206
City of Any Town - Park Improvement Impact Fee	DU	\$2,994.75	\$637,882	13	24	21	155	0	0	0	213	\$38,932	\$71,874	\$62,890	\$464,186	\$0	\$0	\$0	\$637,882	Per Julia, City Planning - (555) 555-3206
City of Any Town - Community and Recreation Centers	DU	\$185.68	\$39,550	13	24	21	155	0	0	0	213	\$2,414	\$4,456	\$3,899	\$28,780	\$0	\$0	\$0	\$39,550	Per Julia, City Planning - (555) 555-3206
City of Any Town - City Hall Facilities Impact Fee	DU	\$510.29	\$108,692	13	24	21	155	0	0	0	213	\$6,634	\$12,247	\$10,716	\$79,095	\$0	\$0	\$0	\$108,692	Per Julia, City Planning - (555) 555-3206
City of Any Town - Animal Shelter Impact Fee	DU	\$146.35	\$31,173	13	24	21	155	0	0	0	213	\$1,903	\$3,512	\$3,073	\$22,684	\$0	\$0	\$0	\$31,173	Per Julia, City Planning - (555) 555-3206
City of Any Town - Corporate Yard Facilities Impact Fee	DU	\$286.75	\$61,078	13	24	21	155	0	0	0	213	\$3,728	\$6,882	\$6,022	\$44,446	\$0	\$0	\$0	\$61,078	Per Julia, City Planning - (555) 555-3206
City of Any Town - Maintenance Equipment Impact Fee	DU	\$48.34	\$10,296	13	24	21	155	0	0	0	213	\$628	\$1,160	\$1,015	\$7,493	\$0	\$0	\$0	\$10,296	Per Julia, City Planning - (555) 555-3206
City of Any Town - Arterial Streets Impact Fee	DU	\$4,364.63	\$929,666	13	24	21	155	0	0	0	213	\$56,740	\$104,751	\$91,657	\$676,518	\$0	\$0	\$0	\$929,666	Per Julia, City Planning - (555) 555-3206
City of Any Town - Arterial Streets Impact Fee - Credit for City Blvd.	DU	(\$4,364.63)	(\$929,666)	13	24	21	155	0	0	0	213	(\$56,740)	(\$104,751)	(\$91,657)	(\$676,518)	\$0	\$0	\$0	(\$929,666)	Yet to be confirmed
City of Any Town - Traffic Signals Impact Fee	DU	\$545.89	\$116,275	13	24	21	155	0	0	0	213	\$7,097	\$13,101	\$11,464	\$84,613	\$0	\$0	\$0	\$116,275	Per Julia, City Planning - (555) 555-3206
City of Any Town - Traffic Signals Impact Fee - Credit for City Blvd.	DU	(\$545.89)	(\$116,275)	13	24	21	155	0	0	0	213	(\$7,097)	(\$13,101)	(\$11,464)	(\$84,613)	\$0	\$0	\$0	(\$116,275)	Yet to be confirmed
City of Any Town - Interchange Improvement Impact Fee	DU	\$505.11	\$107,588	13	24	21	155	0	0	0	213	\$6,566	\$12,123	\$10,607	\$78,292	\$0	\$0	\$0	\$107,588	Per Julia, City Planning - (555) 555-3206
Any County Flood Control - Any Area Drainage Plan	AC	\$6,133.00	\$490,922	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$59,797	\$77,889	\$71,143	\$259,241	\$0	\$0	\$22,852	\$490,922	Per Sharon, County Flood - (555) 555-8626
Any Town Unified School District - Average House = 2725 Square Feet	SF	\$6.35	\$3,683,354	79,170	96,000	69,061	336,282	0	0	0	580,513	\$502,334	\$609,120	\$438,190	\$2,133,710	\$0	\$0	\$0	\$3,683,354	Per Cheryl, ATUSD - (555) 555-7690 - fee based on CFD rate
Species: K - Rat Fee	AC	\$500.00	\$63,213	9.8	12.7	11.6	42.3	0.0	0.0	50.1	126.4	\$4,875	\$6,350	\$5,800	\$21,135	\$0	\$0	\$25,053	\$63,213	Per Julia, City Planning - (555) 555-3206
Species: MSHCP Fee - Under 8 DU / Acre	DU	\$1,651.00	\$351,663	13	24	21	155	0	0	0	213	\$21,463	\$39,624	\$34,671	\$255,905	\$0	\$0	\$0	\$351,663	Per Julia, City Planning - (555) 555-3206
TUMF Fee - Single Family	DU	\$9,693.00	\$2,064,609	13	24	21	155	0	0	0	213	\$126,009	\$232,632	\$203,553	\$1,502,415	\$0	\$0	\$0	\$2,064,609	Per Julia, City Planning - (555) 555-3206
TUMF Fee - Single Family - Credit for Construction of City Blvd.	DU	(\$9,693.00)	(\$2,064,609)	13	24	21	155	0	0	0	213	(\$126,009)	(\$232,632)	(\$203,553)	(\$1,502,415)	\$0	\$0	\$0	(\$2,064,609)	Yet to be confirmed
Impact Fees Total	DU	\$52,658	\$11,216,050									\$990,782	\$1,484,503	\$1,199,694	\$7,493,166	\$0	\$0	\$47,905	\$11,216,050	
Impact Fee Credits		(\$18,789)	(\$4,001,955)									(\$244,251)	(\$450,924)	(\$394,559)	(\$2,912,221)	\$0	\$0	\$0	(\$4,001,955)	
Net Impact Fees		\$33,869	\$7,214,095									\$746,531	\$1,033,579	\$805,135	\$4,580,946	\$0	\$0	\$47,905	\$7,214,095	

<u>Bonds</u>	Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments
Improvement Bonds	%	2.0%	\$178,813	\$585,500	\$741,371	\$705,926	\$3,345,300	\$1,765,377	\$1,371,711	\$425,445	\$8,940,629	\$11,710	\$14,827	\$14,119	\$66,906	\$35,308	\$27,434	\$8,509	\$178,813	Premium based on financial strength of developer
Grading Bonds	%	2.0%	\$162,665	\$68,150	\$73,863	\$63,407	\$445,221	\$621,976	\$0	\$6,860,611	\$8,133,229	\$1,363	\$1,477	\$1,268	\$8,904	\$12,440	\$0	\$137,212	\$162,665	Premium based on financial strength of developer

**Any Town USA
Cost Detail Schedule**

Discussion Draft

<u>Indirect Contingency</u>	Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments
Consultant Fees and Services Contingency	%	5.0%	\$141,503	\$175,596	\$208,195	\$197,329	\$934,374	\$111,872	\$116,160	\$1,086,531	\$2,830,059	\$8,780	\$10,410	\$9,866	\$46,719	\$5,594	\$5,808	\$54,327	\$141,503	Based on Developers Research estimate
Fees, Deposits, Permits Contingency	%	5.0%	\$50,136	\$60,556	\$73,788	\$67,668	\$369,118	\$89,237	\$150,888	\$191,461	\$1,002,717	\$3,028	\$3,689	\$3,383	\$18,456	\$4,462	\$7,544	\$9,573	\$50,136	Based on Developers Research estimate
Impact Fees Contingency	%	5.0%	\$560,803	\$990,782	\$1,484,503	\$1,199,694	\$7,493,166	\$0	\$0	\$47,905	\$11,216,050	\$49,539	\$74,225	\$59,985	\$374,658	\$0	\$0	\$2,395	\$560,803	Based on Developers Research estimate
Impact Fee Credits Contingency	%	5.0%	(\$200,098)	(\$244,251)	(\$450,924)	(\$394,559)	(\$2,912,221)	\$0	\$0	\$0	(\$4,001,955)	(\$12,213)	(\$22,546)	(\$19,728)	(\$145,611)	\$0	\$0	\$0	(\$200,098)	Based on Developers Research estimate
Bonds Contingency	%	5.0%	\$21,131	\$16,735	\$25,695	\$23,005	\$112,613	\$50,046	\$27,434	\$167,094	\$422,623	\$837	\$1,285	\$1,150	\$5,631	\$2,502	\$1,372	\$8,355	\$21,131	Based on Developers Research estimate
Indirect Contingency Total	DU	\$2,692	\$573,475									\$49,971	\$67,063	\$54,657	\$299,853	\$12,558	\$14,724	\$74,650	\$573,475	

<u>Site Preparation</u>	Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments
Clearing & Grubbing	AC	\$750.00	\$60,034	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$7,313	\$9,525	\$8,700	\$31,702	\$0	\$0	\$2,795	\$60,034	General site cleaning
Debris Removal	AC	\$400.00	\$32,018	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$3,900	\$5,080	\$4,640	\$16,908	\$0	\$0	\$1,490	\$32,018	General site cleaning
Allowance: Relocation and Removal of Misc. Items - Existing Properties N	EA	\$10,000.00	\$70,000	0	0	0	0	0	0	7	7	\$0	\$0	\$0	\$0	\$0	\$0	\$70,000	\$70,000	Based on Formal Agreement with Existing Homeowners page 4
Remove Existing Drainage Inlet - Small Avenue (To Be Determined at Fin	EA	\$10,000.00	\$10,000	0	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$10,000	Based on Conditions of Approval Section XXX; March 14, 2006
Temporary Construction Fencing	LF	\$3.00	\$59,310	2,610	2,980	2,840	5,430	0	0	5,910	19,770	\$7,830	\$8,940	\$8,520	\$16,290	\$0	\$0	\$17,730	\$59,310	Based on Developers Research estimate
Site Preparation Total	DU	\$1,086	\$231,363									\$19,043	\$23,545	\$21,860	\$64,900	\$0	\$0	\$102,015	\$231,363	

<u>Rough Grading</u>	Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments
Mobilization	LS	\$125,000.00	\$125,000	0	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$125,000	To move equipment onsite
Develop Construction Water	DU	\$250.00	\$53,250	13	24	21	155	0	0	0	213	\$3,250	\$6,000	\$5,250	\$38,750	\$0	\$0	\$0	\$53,250	Based on Developers Research estimate
Construction Water	CY	\$0.09	\$252,045	0	0	0	0	171,600	0	2,628,900	2,800,500	\$0	\$0	\$0	\$0	\$15,444	\$0	\$236,601	\$252,045	Based on Developers Research estimate
Alluvium / Colluvium	CY	\$1.55	\$768,800	0	0	0	0	19,000	0	477,000	496,000	\$0	\$0	\$0	\$0	\$29,450	\$0	\$739,350	\$768,800	Based on Developers Research grading takeoff
Overexcavation Areas - Rippable	CY	\$1.65	\$242,550	0	0	0	0	16,000	0	131,000	147,000	\$0	\$0	\$0	\$0	\$26,400	\$0	\$216,150	\$242,550	Based on Developers Research grading takeoff
Overexcavation Areas - Heavy Ripping	CY	\$3.25	\$201,500	0	0	0	0	17,000	0	45,000	62,000	\$0	\$0	\$0	\$0	\$55,250	\$0	\$146,250	\$201,500	Based on Developers Research grading takeoff
Mass Excavation - Rippable	CY	\$1.65	\$980,595	0	0	0	0	79,900	0	514,400	594,300	\$0	\$0	\$0	\$0	\$131,835	\$0	\$848,760	\$980,595	Based on Developers Research grading takeoff
Mass Excavation - Heavy Ripping	CY	\$3.25	\$154,050	0	0	0	0	5,400	0	42,000	47,400	\$0	\$0	\$0	\$0	\$17,550	\$0	\$136,500	\$154,050	Based on Developers Research grading takeoff
Blasting	CY	\$8.00	\$374,400	0	0	0	0	25,000	0	21,800	46,800	\$0	\$0	\$0	\$0	\$200,000	\$0	\$174,400	\$374,400	Based on Developers' Research grading takeoff
Premium for Oversized Rock Handling	CY	\$1.25	\$485,000	0	0	0	0	0	0	388,000	388,000	\$0	\$0	\$0	\$0	\$0	\$0	\$485,000	\$485,000	Based on Developers Research grading takeoff
Premium for Surface Boulders	LS	\$100,000.00	\$100,000	0	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100,000	Based on Developers Research grading takeoff
Import To Balance Site	CY	\$7.00	\$3,652,600	0	0	0	0	0	0	521,800	521,800	\$0	\$0	\$0	\$0	\$0	\$0	\$3,652,600	\$3,652,600	Based on Developers Research grading takeoff
Lot Finish - Single Family Detached	DU	\$750.00	\$159,750	13	24	21	155	0	0	0	213	\$9,750	\$18,000	\$15,750	\$116,250	\$0	\$0	\$0	\$159,750	Based on Developers Research estimate
Slope Finish	SF	\$0.20	\$219,864	80,511	192,517	137,637	688,654	0	0	0	1,099,319	\$16,102	\$38,503	\$27,527	\$137,731	\$0	\$0	\$0	\$219,864	Based on Developers Research estimate
Street Finish - Intract	SF	\$0.20	\$99,098	56,640	56,800	74,400	307,650	0	0	0	495,490	\$11,328	\$11,360	\$14,880	\$61,530	\$0	\$0	\$0	\$99,098	Based on Developers Research estimate
Street Finish - Backbone	SF	\$0.20	\$23,520	0	0	0	0	117,600	0	0	117,600	\$0	\$0	\$0	\$0	\$23,520	\$0	\$0	\$23,520	Based on Developers Research estimate
"V" Ditch 3 Feet	LF	\$18.00	\$154,080	1,540	0	0	4,720	2,300	0	0	8,560	\$27,720	\$0	\$0	\$84,960	\$41,400	\$0	\$0	\$154,080	Based on Developers Research estimate
Splash Walls: V-Ditches and Down Drains	EA	\$1,000.00	\$6,000	0	0	0	6	0	0	0	6	\$0	\$0	\$0	\$6,000	\$0	\$0	\$0	\$6,000	Based on TTM XXXX dated January 2006
Prevailing Wage for Offsite: Capital Improvements -Total	%	15.0%	\$81,127	\$0	\$0	\$0	\$0	\$540,849	\$0	\$0	\$540,849	\$0	\$0	\$0	\$0	\$81,127	\$0	\$0	\$81,127	Based on Developers Research estimate
Rough Grading Total	DU	\$38,184	\$8,133,229									\$68,150	\$73,863	\$63,407	\$445,221	\$621,976	\$0	\$6,860,611	\$8,133,229	

<u>Erosion Control</u>	Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments
Dust Control - (PM-10)	AC	\$1,500.00	\$120,069	9.8	12.7	11.6	42.3	0.0	0.0	3.7	80.0	\$14,625	\$19,050	\$17,400	\$63,405	\$0	\$0	\$5,589	\$120,069	Based on Developers Research estimate
Erosion Control - Detached	DU	\$1,200.00	\$255,600	13	24	21	155	0	0	0	213	\$15,600	\$28,800	\$25,200	\$186,000	\$0	\$0	\$0	\$255,600	Based on Developers Research estimate
Erosion Control Maintenance	DU	\$400.00	\$85,200	13	24	21	155	0	0	0	213	\$5,200	\$9,600	\$8,400	\$62,000	\$0	\$0	\$0	\$85,200	Based on Developers Research estimate
Silt Fence	LF	\$2.25	\$34,808	2,610	2,980	2,840	5,430	0	0	1,610	15,470	\$5,873	\$6,705	\$6,390	\$12,218	\$0	\$0	\$3,623	\$34,808	Based on Developers Research estimate
Street Cleanup	LF	\$3.00	\$52,530	1,770	1,420	1,860	10,060.0	2,400	0	0	17,510	\$5,310	\$4,260	\$5,580	\$30,180	\$7,200	\$0	\$0	\$52,530	Based on Developers Research estimate
Erosion Control Total	DU	\$2,574	\$548,206									\$46,608	\$68,415	\$62,970	\$353,802	\$7,200	\$0	\$9,212	\$548,206	

<u>Fine Grading</u>	Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments
Yard Drains - 4,500 SF Lots	DU	\$1,350.00	\$209,250	0	0	0	155	0	0	0	155	\$0	\$0	\$0	\$209,250	\$0	\$0	\$0	\$209,250	Based on Developers Research estimate
Regrade Pads - Single Family Detached	DU	\$300.00	\$21,000	4	8	7	51	0	0	0	70	\$1,200	\$2,400	\$2,100	\$15,300	\$0	\$0	\$0	\$21,000	Regrade 33% of pads
Fine Grading Total	DU	\$1,081	\$230,250									\$1,200	\$2,400	\$2,100	\$224,550	\$0	\$0	\$0	\$230,250	

**Any Town USA
Cost Detail Schedule**

Discussion Draft

Storm Drain System																					
Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments		
Storm Drain Move-In - Intract	EA	\$2,500.00	\$10,000	1	1	1	1	0	0	4	\$2,500	\$2,500	\$2,500	\$2,500	\$0	\$0	\$0	\$10,000	\$10,000	To move equipment onsite	
Storm Drain Move-In - Backbone	EA	\$10,000.00	\$10,000	0	0	0	0	0	0	1	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$10,000	\$10,000	To move equipment onsite	
Reinforced Concrete Pipe - 18 Inch	LF	\$75.00	\$41,625	0	0	0	555	0	0	555	\$0	\$0	\$0	\$41,625	\$0	\$0	\$0	\$41,625	\$41,625	Based on TTM XXXX, dated January 06 - Pipe Sizing to be Confirmed	
Reinforced Concrete Pipe - 24 Inch	LF	\$80.00	\$110,400	0	275	0	1,105	0	0	1,380	\$0	\$22,000	\$0	\$88,400	\$0	\$0	\$0	\$110,400	\$110,400	Based on TTM XXXX, dated January 06 - Pipe Sizing to be Confirmed	
Reinforced Concrete Pipe - 30 Inch	LF	\$110.00	\$73,700	560	0	0	110	0	0	670	\$61,600	\$0	\$0	\$12,100	\$0	\$0	\$0	\$73,700	\$73,700	Based on TTM XXXX, dated January 06 - Pipe Sizing to be Confirmed	
Reinforced Concrete Pipe - 36 Inch	LF	\$135.00	\$31,725	0	0	95	140	0	0	235	\$0	\$0	\$12,825	\$18,900	\$0	\$0	\$0	\$31,725	\$31,725	Based on TTM XXXX, dated January 06 - Pipe Sizing to be Confirmed	
Reinforced Concrete Pipe - 42 Inch	LF	\$155.00	\$389,825	0	1,150	0	60	550	0	755	\$0	\$178,250	\$0	\$9,300	\$85,250	\$0	\$117,025	\$389,825	\$389,825	Based on TTM XXXX, dated January 06 - Pipe Sizing to be Confirmed	
Reinforced Concrete Pipe - 48 Inch	LF	\$175.00	\$233,625	0	0	0	1,335	0	0	1,335	\$0	\$0	\$0	\$233,625	\$0	\$0	\$0	\$233,625	\$233,625	Based on TTM XXXX, dated January 06 - Pipe Sizing to be Confirmed	
Reinforced Concrete Pipe - 60 Inch	LF	\$230.00	\$6,900	0	0	0	30	0	0	30	\$0	\$0	\$0	\$6,900	\$0	\$0	\$0	\$6,900	\$6,900	Based on TTM XXXX, dated January 06 - Pipe Sizing to be Confirmed	
Sand Bedding - Under 36 Inch	LF	\$2.00	\$5,210	560	275	0	1,770	0	0	2,605	\$1,120	\$550	\$0	\$3,540	\$0	\$0	\$0	\$5,210	\$5,210	Below pipe in 4 feet trench	
Sand Bedding - 36 Inch To 60 Inch	LF	\$4.00	\$16,460	0	1,150	95	1,565	550	0	755	\$0	\$4,600	\$380	\$6,260	\$2,200	\$0	\$3,020	\$16,460	\$16,460	Below pipe in 6 feet trench	
Storm Drain - Manhole 48 Inch Diameter	EA	\$5,000.00	\$130,000	2	6	0	13	2	0	26	\$10,000	\$30,000	\$0	\$65,000	\$10,000	\$0	\$15,000	\$130,000	\$130,000	One per 250 linear feet	
Manhole Adjust to Grade	EA	\$400.00	\$10,400	2	6	0	13	2	0	26	\$800	\$2,400	\$0	\$5,200	\$800	\$0	\$1,200	\$10,400	\$10,400	Based on Developers Research estimate	
Rip Rap	CY	\$75.00	\$99,975	111	194	500	500	28	0	1,333	\$8,325	\$14,550	\$37,500	\$37,500	\$2,100	\$0	\$0	\$99,975	\$99,975	Based on Developers Research estimate	
Inlet/Outlet Structure 18 Inch	EA	\$5,000.00	\$15,000	0	0	0	3	0	0	3	\$0	\$0	\$0	\$15,000	\$0	\$0	\$0	\$15,000	\$15,000	Based on TTM XXXX, dated January 06 - Pipe Sizing to be Confirmed	
Inlet/Outlet Structure 24 Inch	EA	\$7,000.00	\$28,000	1	0	0	3	0	0	4	\$7,000	\$0	\$0	\$21,000	\$0	\$0	\$0	\$28,000	\$28,000	Based on TTM XXXX, dated January 06 - Pipe Sizing to be Confirmed	
Inlet/Outlet Structure 30 Inch	EA	\$7,500.00	\$30,000	1	0	0	3	0	0	4	\$7,500	\$0	\$0	\$22,500	\$0	\$0	\$0	\$30,000	\$30,000	Based on TTM XXXX, dated January 06 - Pipe Sizing to be Confirmed	
Inlet/Outlet Structure 36 Inch	EA	\$8,000.00	\$24,000	0	0	1	2	0	0	3	\$0	\$0	\$8,000	\$16,000	\$0	\$0	\$0	\$24,000	\$24,000	Based on TTM XXXX, dated January 06 - Pipe Sizing to be Confirmed	
Inlet/Outlet Structure 42 Inch	EA	\$7,500.00	\$37,500	2	0	0	2	1	0	5	\$15,000	\$0	\$0	\$15,000	\$7,500	\$0	\$0	\$37,500	\$37,500	Based on TTM XXXX, dated January 06 - Pipe Sizing to be Confirmed	
Inlet/Outlet Structure 48 Inch	EA	\$10,000.00	\$30,000	0	0	0	3	0	0	3	\$0	\$0	\$0	\$30,000	\$0	\$0	\$0	\$30,000	\$30,000	Based on TTM XXXX, dated January 06 - Pipe Sizing to be Confirmed	
Traffic Control - Project	WKS	\$15,000.00	\$15,000	0	0	0	0	0	0	1	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$15,000	\$15,000	Barricades at project entrance	
Prevailing Wage for Offsite Capital Improvements -Total	%	15.0%	\$16,178	0	0	0	0	107,850	0	0	\$0	\$0	\$0	\$0	\$16,178	\$0	\$0	\$16,178	\$16,178	Based on Developers Research estimate	
Storm Drain System Total	DU	\$6,411	\$1,365,523								\$113,845	\$254,850	\$61,205	\$650,350	\$124,028	\$0	\$161,245	\$1,365,523			
Per Linear Foot			\$203.20								\$203.29	\$178.84	\$644.26	\$195.01	\$225.50	N/A	\$213.57	\$203.20			
Sanitary Sewer System																					
Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments		
Pavement Removal and Replacement	LF	\$8.00	\$422,400	0	0	0	0	0	52,800	0	52,800	\$0	\$0	\$0	\$0	\$0	\$422,400	\$0	\$422,400	\$422,400	Based on Developers Research estimate
PVC Pipe - 8 Inch - Intract	LF	\$34.00	\$488,240	1,770	1,420	1,860	9,310	0	0	14,360	\$60,180	\$48,280	\$63,240	\$316,540	\$0	\$0	\$0	\$488,240	\$488,240	Based on TTM XXXX, dated January 2006	
PVC Pipe - 12 Inch - Offsite	LF	\$47.00	\$496,320	0	0	0	0	0	10,560	0	10,560	\$0	\$0	\$0	\$0	\$0	\$496,320	\$0	\$496,320	\$496,320	Based on conversation with ATWD - To be Confirmed
TV Test Sewer Mains - Intract	LF	\$0.65	\$9,334	1,770	1,420	1,860	9,310	0	0	14,360	\$1,151	\$923	\$1,209	\$6,052	\$0	\$0	\$0	\$9,334	\$9,334	Required by city	
TV Test Sewer Mains - Offsite	LF	\$0.65	\$6,864	0	0	0	0	0	10,560	0	10,560	\$0	\$0	\$0	\$0	\$0	\$6,864	\$0	\$6,864	\$6,864	Required by city
Sand Bedding Under 8 Inch Pipe - Intract	LF	\$1.20	\$17,232	1,770	1,420	1,860	9,310	0	0	14,360	\$2,124	\$1,704	\$2,232	\$11,172	\$0	\$0	\$0	\$17,232	\$17,232	Based on Developers Research estimate	
Sand Bedding Over 10 Inch Pipe - Offsite	LF	\$1.80	\$19,008	0	0	0	0	0	10,560	0	10,560	\$0	\$0	\$0	\$0	\$0	\$19,008	\$0	\$19,008	\$19,008	Below pipe in 3 foot trench
Manhole - (Sanitary Sewer) - 48 Inch - Intract	EA	\$3,000.00	\$93,000	4	4	3	20	0	0	31	\$12,000	\$12,000	\$9,000	\$60,000	\$0	\$0	\$0	\$93,000	\$93,000	Based on TTM XXXX, dated January 2006	
Manhole - (Sanitary Sewer) - 48 Inch - Offsite	EA	\$3,000.00	\$126,000	0	0	0	0	0	42	0	42	\$0	\$0	\$0	\$0	\$0	\$126,000	\$0	\$126,000	\$126,000	Based on TTM XXXX, dated January 2006
Manholes Adjust To Grade - Intract	EA	\$350.00	\$10,850	4	4	3	20	0	0	31	\$1,400	\$1,400	\$1,050	\$7,000	\$0	\$0	\$0	\$10,850	\$10,850	Based on Developers Research estimate	
Manholes Adjust To Grade - Offsite	EA	\$350.00	\$14,700	0	0	0	0	0	42	0	42	\$0	\$0	\$0	\$0	\$0	\$14,700	\$0	\$14,700	\$14,700	Based on Developers Research estimate
Backwater Valves - Intract	EA	\$500.00	\$12,000	2	3	3	16	0	0	24	\$1,000	\$1,500	\$1,500	\$8,000	\$0	\$0	\$0	\$12,000	\$12,000	One per 10 units	
Connect To Existing Line - Offsite	LS	\$7,500.00	\$7,500	0	0	0	0	0	1	0	\$0	\$0	\$0	\$0	\$0	\$7,500	\$0	\$7,500	\$7,500	Based on Developers Research estimate	
PVC Sewer House Laterals - Detached	DU	\$700.00	\$149,100	13	24	21	155	0	0	213	\$9,100	\$16,800	\$14,700	\$108,500	\$0	\$0	\$0	\$149,100	\$149,100	Average length of 40 feet	
Traffic Control - Project	WKS	\$10,000.00	\$10,000	0	0	0	0	0	0	1	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$10,000	\$10,000	For anticipated barricades	
Traffic Control - Offsite	LS	\$100,000.00	\$100,000	0	0	0	0	0	1	0	\$0	\$0	\$0	\$0	\$0	\$100,000	\$0	\$100,000	\$100,000	For anticipated barricades	
Prevailing Wage for Offsite Capital Improvements -Total	%	15.0%	\$178,919	0	0	0	0	0	1,192,792	0	1,192,792	\$0	\$0	\$0	\$0	\$0	\$178,919	\$0	\$178,919	\$178,919	Based on Developers Research estimate
Sanitary Sewer System Total	DU	\$10,148	\$2,161,467								\$86,955	\$82,607	\$92,931	\$517,264	\$0	\$1,371,711	\$10,000	\$2,161,467			
Per Linear Foot			\$86.74								\$49.13	\$58.17	\$49.96	\$55.56	N/A	\$129.90	N/A	\$86.74			

**Any Town USA
Cost Detail Schedule**

Discussion Draft

Water Distribution System																					
Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments		
PVC Pipe w/ Fittings - 8 Inch	LF	\$35.00	\$511,525	1,770	1,420	1,860	9,565	0	0	0	14,615	\$61,950	\$49,700	\$65,100	\$334,775	\$0	\$0	\$0	\$511,525	Pipe Sizing to be Confirmed	
Chlorinate & Pressure Test - Intract	LF	\$0.65	\$9,500	1,770	1,420	1,860	9,565	0	0	0	14,615	\$1,151	\$923	\$1,209	\$6,217	\$0	\$0	\$0	\$9,500	Based on Developers Research estimate	
Sand Bedding - 12 Inch and Under - Intract	LF	\$1.20	\$17,538	1,770	1,420	1,860	9,565	0	0	0	14,615	\$2,124	\$1,704	\$2,232	\$11,478	\$0	\$0	\$0	\$17,538	Based on Developers Research estimate	
Fire Hydrant Assembly - Intract	EA	\$3,500.00	\$175,000	6	5	7	32	0	0	0	50	\$21,000	\$17,500	\$24,500	\$112,000	\$0	\$0	\$0	\$175,000	One per 300 linear feet	
Fire Hydrant Adjust To Grade - Intract	EA	\$200.00	\$10,000	6	5	7	32	0	0	0	50	\$1,200	\$1,000	\$1,400	\$6,400	\$0	\$0	\$0	\$10,000	Based on Developers Research estimate	
Air/Vac Release - 1 Inch - Intract	EA	\$2,800.00	\$42,000	2	1	2	10	0	0	0	15	\$5,600	\$2,800	\$5,600	\$28,000	\$0	\$0	\$0	\$42,000	One per 1000 linear feet	
Blow Off Assembly - 2 Inch - Intract	EA	\$3,100.00	\$46,500	2	1	2	10	0	0	0	15	\$6,200	\$3,100	\$6,200	\$31,000	\$0	\$0	\$0	\$46,500	One per 1000 linear feet	
Valves - Gate - 8 Inch	EA	\$1,500.00	\$75,000	6	5	7	32	0	0	0	50	\$9,000	\$7,500	\$10,500	\$48,000	\$0	\$0	\$0	\$75,000	One per 300 linear feet	
Valves - Adjust To Grade	EA	\$225.00	\$11,250	6	5	7	32	0	0	0	50	\$1,350	\$1,125	\$1,575	\$7,200	\$0	\$0	\$0	\$11,250	Based on Developers Research estimate	
Service 1 Inch (Laterals)	DU	\$700.00	\$149,100	13	24	21	155	0	0	0	213	\$9,100	\$16,800	\$14,700	\$108,500	\$0	\$0	\$0	\$149,100	One per house	
Service & Box - 1 1/2 Inch Landscape	Areas	\$1,600.00	\$6,400	0	1	0	3	0	0	0	4	\$0	\$1,600	\$0	\$4,800	\$0	\$0	\$0	\$6,400	Based on Developers Research estimate	
Water Meter 3/4 Inch - Detached	DU	\$75.00	\$15,975	13	24	21	155	0	0	0	213	\$975	\$1,800	\$1,575	\$11,625	\$0	\$0	\$0	\$15,975	Placement of box	
Concrete Thrust Block - Intract	EA	\$300.00	\$8,100	2	2	2	21	0	0	0	27	\$600	\$600	\$600	\$6,300	\$0	\$0	\$0	\$8,100	Based on Developers Research estimate	
Connect To Existing	EA	\$5,000.00	\$10,000	0	0	0	0	0	0	2	2	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$10,000	Based on Developers Research estimate	
Traffic Control - Project	LS	\$10,000.00	\$10,000	0	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$10,000	For anticipated barricades	
Water Distribution System Total		DU	\$5,154	\$1,097,888								\$120,250	\$106,152	\$135,191	\$716,295	\$0	\$0	\$20,000	\$1,097,888		
Per Linear Foot			\$75.12									\$67.94	\$74.75	\$72.68	\$74.89	N/A	N/A	N/A	\$75.12		
Street Improvements - Concrete																					
Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments		
Sidewalk - Move-In - Intract	EA	\$2,800.00	\$11,200	1	1	1	1	0	0	0	4	\$2,800	\$2,800	\$2,800	\$2,800	\$0	\$0	\$0	\$11,200	To move equipment onsite	
Sidewalk - Move-In - Backbone	EA	\$2,800.00	\$2,800	0	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$0	\$2,800	\$2,800	To move equipment onsite	
Balance ROW - Intract	SF	\$0.20	\$7,478	8,190	0	0	29,200	0	0	0	37,390	\$1,638	\$0	\$0	\$5,840	\$0	\$0	\$0	\$7,478	From +/- 0.5 Feet to within 0.1 Feet	
Balance ROW - Backbone	SF	\$0.20	\$2,880	0	0	0	0	14,400	0	0	14,400	\$0	\$0	\$0	\$0	\$2,880	\$0	\$0	\$2,880	From +/- 0.5 Feet to within 0.1 Feet	
Sidewalk Intract Streets - 5.5 Feet Wide, 4 Inch Thick - One Side - Single	SF	\$2.60	\$18,304	7,040	0	0	0	0	0	0	7,040	\$18,304	\$0	\$0	\$0	\$0	\$0	\$0	\$18,304	Based on TTM XXXX, dated January 2006	
Sidewalk Intract Streets - 5 Feet Wide, 4 Inch Thick - One Side - Single Fc	SF	\$2.60	\$78,910	1,150	0	0	29,200	0	0	0	30,350	\$2,990	\$0	\$0	\$75,920	\$0	\$0	\$0	\$78,910	Based on TTM XXXX, dated January 2006	
Sidewalk Intract Streets - 5.5 Feet Wide, 4 Inch Thick - Both Sides - Single	SF	\$2.60	\$93,366	0	13,020	18,160	4,730	0	0	0	35,910	\$0	\$33,852	\$47,216	\$12,298	\$0	\$0	\$0	\$93,366	Based on TTM XXXX, dated January 2006	
Stamped Concrete Walkway - 2.5 Feet Wide - Street J	SF	\$12.00	\$56,760	0	490	3,280	960	0	0	0	4,730	\$0	\$5,880	\$39,360	\$11,520	\$0	\$0	\$0	\$56,760	Based on TTM XXXX, dated January 2006	
Sidewalk Backbone Streets - 6 Feet Wide, 4 Inch Thick - City Blvd.	SF	\$2.60	\$37,440	0	0	0	0	14,400	0	0	14,400	\$0	\$0	\$0	\$0	\$37,440	\$0	\$0	\$37,440	Based on Developers Research estimate	
Sidewalk - Subgrade - Intract	SF	\$0.45	\$35,114	8,190	13,510	21,440	34,890	0	0	0	78,030	\$3,686	\$6,080	\$9,648	\$15,701	\$0	\$0	\$0	\$35,114	Based on Developers Research estimate	
Sidewalk - Subgrade - Backbone	SF	\$0.45	\$6,480	0	0	0	0	14,400	0	0	14,400	\$0	\$0	\$0	\$0	\$6,480	\$0	\$0	\$6,480	Based on Developers Research estimate	
Curb & Gutter - Move-In - Intract	EA	\$3,200.00	\$12,800	1	1	1	1	0	0	0	4	\$3,200	\$3,200	\$3,200	\$3,200	\$0	\$0	\$0	\$12,800	To move equipment onsite	
Curb & Gutter - Move-In - Backbone	EA	\$3,200.00	\$3,200	0	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$0	\$3,200	\$3,200	To move equipment onsite	
Curb & Gutter - 6 Inch - Intract	LF	\$10.50	\$248,010	2,000	2,840	3,720	15,060	0	0	0	23,620	\$21,000	\$29,820	\$39,060	\$158,130	\$0	\$0	\$0	\$248,010	Based on TTM XXXX, dated January 2006	
Curb & Gutter - 8 Inch Backbone Streets	LF	\$11.00	\$52,800	0	0	0	0	4,800	0	0	4,800	\$0	\$0	\$0	\$0	\$52,800	\$0	\$0	\$52,800	Based on Developers Research estimate	
Median Curb Only - Intract - 6 Inch	LF	\$11.00	\$2,145	0	0	0	195	0	0	0	195	\$0	\$0	\$0	\$2,145	\$0	\$0	\$0	\$2,145	Based on Developers Research estimate	
Median Curb Only - City Blvd. - 8 Inch	LF	\$11.25	\$27,000	0	0	0	0	2,400	0	0	2,400	\$0	\$0	\$0	\$0	\$27,000	\$0	\$0	\$27,000	Based on engineering working drawings	
Curb & Gutter - Subgrade - Intract	LF	\$1.00	\$23,815	2,000	2,840	3,720	15,255	0	0	0	23,815	\$2,000	\$2,840	\$3,720	\$15,255	\$0	\$0	\$0	\$23,815	Based on Developers Research estimate	
Curb & Gutter - Subgrade - Backbone	LF	\$1.00	\$7,200	0	0	0	0	7,200	0	0	7,200	\$0	\$0	\$0	\$0	\$7,200	\$0	\$0	\$7,200	Based on Developers Research estimate	
Cross Gutter (Inc. Base)	SF	\$9.50	\$102,600	800	800	800	8,400	0	0	0	10,800	\$7,600	\$7,600	\$7,600	\$79,800	\$0	\$0	\$0	\$102,600	Based on Developers Research estimate	
Driveway Approaches - 6 Inch X 5.5 Feet X 20 Feet Wide - Residential	SF	\$3.50	\$22,155	1,430	2,600	2,300	0	0	0	0	6,330	\$5,005	\$9,100	\$8,050	\$0	\$0	\$0	\$0	\$22,155	To prepare for driveway approaches	
Driveway Approaches - 6 Inch X 5 Feet X 20 Feet Wide - Residential	SF	\$3.50	\$22,050	0	0	0	6,300	0	0	0	6,300	\$0	\$0	\$0	\$22,050	\$0	\$0	\$0	\$22,050	To prepare for driveway approaches	
Driveway Approach Subgrade	SF	\$0.15	\$1,895	1,430	2,600	2,300	6,300	0	0	0	12,630	\$215	\$390	\$345	\$945	\$0	\$0	\$0	\$1,895	To prepare for driveway approaches	
Wheelchair Access Ramp	EA	\$300.00	\$7,800	2	2	2	14	6	0	0	26	\$600	\$600	\$600	\$4,200	\$1,800	\$0	\$0	\$7,800	Based on Developers Research estimate	
Traffic Control - Project	WKS	\$20,000.00	\$20,000	0	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000	\$20,000	Based on Developers Research estimate	
Prevailing Wage for Offsite Capital Improvements -Total	%	15.0%	\$20,340	\$0	\$0	\$0	\$0	\$135,600	\$0	\$0	\$135,600	\$0	\$0	\$0	\$0	\$20,340	\$0	\$0	\$20,340	Based on Developers Research estimate	
Street Improvements - Concrete Total		DU	\$4,341	\$924,541								\$69,037	\$102,162	\$161,599	\$409,804	\$155,940	\$0	\$26,000	\$924,541		
Per Linear Foot			\$52.80									\$39.00	\$71.94	\$86.88	\$40.74	\$64.98	N/A	N/A	\$52.80		

**Any Town USA
Cost Detail Schedule**

Discussion Draft

Street Improvements - Asphalt	Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments
Mobilization (Move-In) - Intract	EA	\$3,200.00	\$12,800	1	1	1	1	0	0	0	4	\$3,200	\$3,200	\$3,200	\$3,200	\$0	\$0	\$0	\$12,800	To move equipment onsite
Mobilization (Move-In) - Backbone	EA	\$3,200.00	\$3,200	0	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$0	\$3,200	\$3,200	Based on Developers Research estimate
Balance Streets - Intract	SF	\$0.20	\$99,098	56,640	56,800	74,400	307,650	0	0	0	495,490	\$11,328	\$11,360	\$14,880	\$61,530	\$0	\$0	\$0	\$99,098	From +/- 0.5 Feet to within 0.1 Feet
Balance Streets - Backbone	SF	\$0.20	\$23,520	0	0	0	0	117,600	0	0	117,600	\$0	\$0	\$0	\$0	\$23,520	\$0	\$0	\$23,520	From +/- 0.5 Feet to within 0.1 Feet
Intract Street 25 Feet AC ROW - 3 Inch Over 8 Inch Base - Residential Dr	SF	\$2.30	\$145,475	0	0	0	63,250	0	0	0	63,250	\$0	\$0	\$0	\$145,475	\$0	\$0	\$0	\$145,475	Based on TTM XXXX, dated January 2006
Intract Street 32 Feet AC ROW - 3 Inch Over 8 Inch Base	SF	\$2.30	\$539,488	7,360	0	0	227,200	0	0	0	234,560	\$16,928	\$0	\$0	\$522,560	\$0	\$0	\$0	\$539,488	Based on TTM XXXX, dated January 2006
Intract Street 32 Feet AC ROW - 3 Inch Over 8 Inch Base - Big Road	SF	\$2.30	\$113,344	49,280	0	0	0	0	0	0	49,280	\$113,344	\$0	\$0	\$0	\$0	\$0	\$0	\$113,344	Based on TTM XXXX, dated January 2006
Intract Street 40 Feet AC ROW - 3 Inch Over 8 Inch Base	SF	\$2.30	\$341,320	0	56,800	74,400	17,200.0	0	0	0	148,400	\$0	\$130,640	\$171,120	\$39,560	\$0	\$0	\$0	\$341,320	Based on TTM XXXX, dated January 2006
Backbone Street 49 Feet AC ROW - 6 Inch Over 18 Inch Base - City Blvd.	SF	\$4.80	\$564,480	0	0	0	0	117,600	0	0	117,600	\$0	\$0	\$0	\$0	\$564,480	\$0	\$0	\$564,480	Based on TTM XXXX, dated January 2006
AC Subgrade Preparation - Intract	SF	\$0.20	\$99,098	56,640	56,800	74,400	307,650	0	0	0	495,490	\$11,328	\$11,360	\$14,880	\$61,530	\$0	\$0	\$0	\$99,098	Quantities based on asphalt square footage
AC Subgrade Preparation - Backbone	SF	\$0.20	\$23,520	0	0	0	0	117,600	0	0	117,600	\$0	\$0	\$0	\$0	\$23,520	\$0	\$0	\$23,520	Quantities based on asphalt square footage
AC Cap w/ Fog Seal - 1 Inch - Intract	SF	\$0.60	\$297,294	56,640	56,800	74,400	307,650	0	0	0	495,490	\$33,984	\$34,080	\$44,640	\$184,590	\$0	\$0	\$0	\$297,294	Quantities based on asphalt square footage
AC Cap w/ Fog Seal - 1 Inch - Backbone	SF	\$0.60	\$70,560	0	0	0	0	117,600	0	0	117,600	\$0	\$0	\$0	\$0	\$70,560	\$0	\$0	\$70,560	Quantities based on asphalt square footage
Street Sign/Striping - Intract	LF	\$1.00	\$15,110	1,770	1,420	1,860	10,060	0	0	0	15,110	\$1,770	\$1,420	\$1,860	\$10,060	\$0	\$0	\$0	\$15,110	Based on Developers Research estimate
Street Sign/Striping - Backbone	LF	\$1.25	\$3,000	0	0	0	0	2,400	0	0	2,400	\$0	\$0	\$0	\$0	\$3,000	\$0	\$0	\$3,000	Based on Developers Research estimate
Street Name Signs w/ Base - Intract	EA	\$400.00	\$5,600	1	1	1	11	0	0	0	14	\$400	\$400	\$400	\$4,400	\$0	\$0	\$0	\$5,600	Based on TTM XXXX, dated January 2006
Street Name Signs w/ Base - Backbone	EA	\$400.00	\$400	0	0	0	0	1	0	0	1	\$0	\$0	\$0	\$0	\$400	\$0	\$0	\$400	Based on Developers Research estimate
Stop Signs w/ Base - Intract	EA	\$300.00	\$4,200	1	1	1	11	0	0	0	14	\$300	\$300	\$300	\$3,300	\$0	\$0	\$0	\$4,200	Based on TTM XXXX, dated January 2006
Stop Signs w/ Base - Backbone	EA	\$300.00	\$300	0	0	0	0	1	0	0	1	\$0	\$0	\$0	\$0	\$300	\$0	\$0	\$300	Based on Developers Research estimate
Traffic Signals - 3 Way - Heacock Street	EA	\$175,000.00	\$175,000	0	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$0	\$175,000	\$175,000	Based on TTM XXXX, dated January 2006
Traffic Signals - 4 Way - City Blvd.	EA	\$200,000.00	\$600,000	0	0	0	0	3	0	0	3	\$0	\$0	\$0	\$0	\$600,000	\$0	\$0	\$600,000	Based on TTM XXXX, dated January 2006
Traffic Control - Project	LS	\$30,000.00	\$30,000	0	0	0	0	0	0	1	1	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000	\$30,000	Based on Developers Research estimate
Street Cleaning - Intract	SF	\$0.05	\$24,775	56,640	56,800	74,400	307,650	0	0	0	495,490	\$2,832	\$2,840	\$3,720	\$15,383	\$0	\$0	\$0	\$24,775	Estimated will be required by city inspectors
Street Cleaning - Backbone	SF	\$0.05	\$5,880	0	0	0	0	117,600	0	0	117,600	\$0	\$0	\$0	\$0	\$5,880	\$0	\$0	\$5,880	Estimated will be required by city inspectors
Prevailing Wage for Offsite Capital Improvements -Total	%	15.0%	\$193,749	\$0	\$0	\$0	\$0	\$1,291,660	\$0	\$0	\$1,291,660	\$0	\$0	\$0	\$0	\$193,749	\$0	\$0	\$193,749	Based on Developers Research estimate

Street Improvements - Asphalt Total	DU	\$15,921	\$3,391,211									\$195,414	\$195,600	\$255,000	\$1,051,588	\$1,485,409	\$0	\$208,200	\$3,391,211	
Per Linear Foot			\$193.67									\$110.40	\$137.75	\$137.10	\$104.53	\$618.92	N/A	N/A	\$193.67	

Fencing and Walls	Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments
Equestrian 3 Rail Vinyl Fence (4.5 Feet) - Both Sides - Street J	LF	\$15.00	\$56,700	0	390	2,620	770	0	0	0	3,780	\$0	\$5,850	\$39,300	\$11,550	\$0	\$0	\$0	\$56,700	Based on TTM XXXX, dated January 2006
Equestrian 3 Rail Vinyl Fence (4.5 Feet) - One Side - Street J	LF	\$15.00	\$30,150	0	1,250	760	0	0	0	0	2,010	\$0	\$18,750	\$11,400	\$0	\$0	\$0	\$0	\$30,150	Based on TTM XXXX, dated January 2006
Tubular View Fence	LF	\$32.00	\$219,840	1,165	950	1,335	3,420	0	0	0	6,870	\$37,280	\$30,400	\$42,720	\$109,440	\$0	\$0	\$0	\$219,840	Based on TTM XXXX, dated January 2006
Pilasters - Tubular View Fence	EA	\$575.00	\$78,775	23	19	27	68	0	0	0	137	\$13,225	\$10,925	\$15,525	\$39,100	\$0	\$0	\$0	\$78,775	One per 50 linear feet
Corner Block Walls	LF	\$67.50	\$152,550	0	0	575	1,685	0	0	0	2,260	\$0	\$0	\$38,813	\$113,738	\$0	\$0	\$0	\$152,550	Based on Developers Research estimate
Masonry Walls - 6 Feet	LF	\$67.50	\$227,813	185	715	405	2,070	0	0	0	3,375	\$12,488	\$48,263	\$27,338	\$139,725	\$0	\$0	\$0	\$227,813	Based on TTM XXXX, dated January 2006
Masonry Walls - 6 Feet - Pilaster	EA	\$575.00	\$38,525	4	14	8	41	0	0	0	67	\$2,300	\$8,050	\$4,600	\$23,575	\$0	\$0	\$0	\$38,525	One per 50 linear feet
Retaining Walls (1-5 Feet)	SF	\$28.00	\$118,580	0	0	950	3,285	0	0	0	4,235	\$0	\$0	\$26,600	\$91,980	\$0	\$0	\$0	\$118,580	Based on TTM XXXX, dated January 2006

Fencing and Walls Total	DU	\$4,333	\$922,933									\$65,293	\$122,238	\$206,295	\$529,108	\$0	\$0	\$0	\$922,933	
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Landscaping	Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments
Fuel Modification	SF	\$0.50	\$544,955	0	0	0	0	0	0	1,089,910	1,089,910	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$544,955	Based on Developers Research estimate
Trees - 15 Gallon	DU	\$150.00	\$31,950	13	24	21	155	0	0	0	213	\$1,950	\$3,600	\$3,150	\$23,250	\$0	\$0	\$0	\$31,950	Based on Developers Research estimate
Parkway Trees - Backbone Streets - 24 Inch Box 30 Feet on Center	EA	\$265.00	\$21,200	0	0	0	0	80	0	0	80	\$0	\$0	\$0	\$0	\$21,200	\$0	\$0	\$21,200	Based on Developers Research estimate
Parkway Landscaping - Intract Streets (3 Feet) - 44 Foot ROW	SF	\$2.50	\$75,500	0	0	0	30,200.0	0	0	0	30,200	\$0	\$0	\$0	\$75,500	\$0	\$0	\$0	\$75,500	Based on TTM XXXX, dated January 2006
Parkway Landscaping - Intract Streets (4 Feet) - Small Street and Big Road	SF	\$2.50	\$23,750	0	1,400	6,800	1,300	0	0	0	9,500	\$0	\$3,500	\$17,000	\$3,250	\$0	\$0	\$0	\$23,750	Based on TTM XXXX, dated January 2006
Parkway Landscaping - Intract Streets (5 Feet) - Reverse Frontage	SF	\$2.50	\$28,250	0	0	2,900	8,400	0	0	0	11,300	\$0	\$0	\$7,250	\$21,000	\$0	\$0	\$0	\$28,250	Adjacent to Corner Lot Walls
Parkway Landscaping - City Blvd. (10.5 Feet) - One Side	SF	\$3.50	\$87,500	0	0	0	0	25,000	0	0	25,000	\$0	\$0	\$0	\$0	\$87,500	\$0	\$0	\$87,500	Based on Developers Research estimate
Park Improvements Allowance	AC	\$250,000.00	\$150,000	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.6	\$0	\$0	\$0	\$150,000	\$0	\$0	\$0	\$150,000	Based on VTTM #
Slope Planting and Irrigation - 2:1 Slope	SF	\$2.00	\$2,198,640	80,510	192,520	137,640	688,650	0	0	0	1,099,320	\$161,020	\$385,040	\$275,280	\$1,377,300	\$0	\$0	\$0	\$2,198,640	Based on TTM XXXX, dated January 2006
Detention and Sedimentation Basins	SF	\$1.25	\$202,888	0	0	0	0	0	0	162,310	162,310	\$0	\$0	\$0	\$0	\$0	\$0	\$202,888	\$202,888	Based on TTM XXXX, dated January 2006
Detention and Sedimentation Basin Maintenance	SF	\$0.15	\$24,347	0	0	0	0	0	0	162,310	162,310	\$0	\$0	\$0	\$0	\$0	\$0	\$24,347	\$24,347	Based on Developers Research estimate
Detention and Sedimentation Basin Fencing	LF	\$15.00	\$24,000	0	0	0	0	0	0	1,600	1,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$24,000	Based on Developers Research estimate
Trapezoidal Channel - Along Small Street	LF	\$2.00	\$78,000	0	14,450	20,700	3,850	0	0	0	39,000	\$0	\$28,900	\$41,400	\$7,700	\$0	\$0	\$0	\$78,000	Based on TTM XXXX, dated January 2006
Landscape Maintenance - 6 Months	SF	\$0.25	\$566,308	80,510	193,920	147,340	728,551	25,000	0	1,089,910	2,265,231	\$20,128	\$48,480	\$36,835	\$182,138	\$6,250	\$0	\$272,478	\$566,308	Based on Developers Research estimate

Landscaping Total	DU	\$19,048	\$4,057,287									\$183,098	\$469,520	\$380,915	\$1,840,138	\$114,950	\$0	\$1,068,667	\$4,057,287	
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**Any Town USA
Cost Detail Schedule**

Discussion Draft

Common Costs												Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments	
Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments		
Community Recreation Center	SF	\$125.00	\$625,000	0	0	0	5,000	0	0	0	5,000	\$0	\$0	\$0	\$625,000	\$0	\$0	\$0	\$625,000	Allowance for Recreation Facility	
Electronic Entry Gate	EA	\$55,000.00	\$165,000	0	0	0	3	0	0	0	3	\$0	\$0	\$0	\$165,000	\$0	\$0	\$0	\$165,000	As shown in Specific Plan Detail	
Trail Head Gates	EA	\$1,500.00	\$6,000	0	0	0	0	0	0	4	4	\$0	\$0	\$0	\$0	\$0	\$0	\$6,000	\$6,000	Based on TTM XXXX, dated January 2006	
Entry Monumentation - Primary	EA	\$35,000.00	\$105,000	0	0	0	0	0	0	3	3	\$0	\$0	\$0	\$0	\$0	\$0	\$105,000	\$105,000	Based on Developers Research estimate	
Entry Monumentation - Secondary	EA	\$20,000.00	\$40,000	0	0	0	2	0	0	0	2	\$0	\$0	\$0	\$40,000	\$0	\$0	\$0	\$40,000	Based on Developers Research estimate	
Pedestrian Trail - 12.5 Feet - Small Street	LF	\$20.00	\$37,800	0	195	1,310	385	0	0	0	1,890	\$0	\$3,900	\$26,200	\$7,700	\$0	\$0	\$0	\$37,800	Based on TTM XXXX, dated January 2006	
Pedestrian Trail - 20 Feet - Small Street	LF	\$30.00	\$60,300	0	1,250	760	0	0	0	0	2,010	\$0	\$37,500	\$22,800	\$0	\$0	\$0	\$0	\$60,300	Based on TTM XXXX, dated January 2006	
Common Costs Total	DU	\$4,878	\$1,039,100									\$0	\$41,400	\$49,000	\$837,700	\$0	\$0	\$111,000	\$1,039,100		
Repairs For Bond Release												Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments	
Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments		
Storm Drain Clean & Repair - Finished Lots	%	2.0%	\$27,310	\$113,845	\$254,850	\$61,205	\$650,350	\$124,028	\$0	\$161,245	\$1,365,523	\$2,277	\$5,097	\$1,224	\$13,007	\$2,481	\$0	\$3,225	\$27,310	Based on Developers Research estimate	
Sanitary Sewer Clean & Repair - Finished Lots	%	2.0%	\$43,229	\$86,955	\$82,607	\$92,931	\$517,264	\$0	\$1,371,711	\$10,000	\$2,161,467	\$1,739	\$1,652	\$1,859	\$10,345	\$0	\$27,434	\$200	\$43,229	Based on Developers Research estimate	
Water Clean & Repair - Finished Lots	%	2.0%	\$21,958	\$120,250	\$106,152	\$135,191	\$716,295	\$0	\$0	\$20,000	\$1,097,888	\$2,405	\$2,123	\$2,704	\$14,326	\$0	\$0	\$400	\$21,958	Based on Developers Research estimate	
Concrete Repair Sidewalk & Approach - Finished Lots	%	10.0%	\$92,454	\$69,037	\$102,162	\$161,599	\$409,804	\$155,940	\$0	\$26,000	\$924,541	\$6,904	\$10,216	\$16,160	\$40,980	\$15,594	\$0	\$2,600	\$92,454	Based on Developers Research estimate	
Asphalt Clean & Repair - Finished Lots	%	5.0%	\$169,561	\$195,414	\$195,600	\$255,000	\$1,051,588	\$1,485,409	\$0	\$208,200	\$3,391,211	\$9,771	\$9,780	\$12,750	\$52,579	\$74,270	\$0	\$10,410	\$169,561	Based on Developers Research estimate	
Landscape Clean & Repair - Finished Lots	%	1.0%	\$40,573	\$183,098	\$469,520	\$380,915	\$1,840,138	\$114,950	\$0	\$1,068,667	\$4,057,287	\$1,831	\$4,695	\$3,809	\$18,401	\$1,150	\$0	\$10,687	\$40,573	Based on Developers Research estimate	
Repairs For Bond Release Total	DU	\$1,855	\$395,085									\$24,926	\$33,564	\$38,506	\$149,639	\$93,495	\$27,434	\$27,522	\$395,085		
Biological Mitigation												Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments	
Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments		
Wetland Mitigation - 3:1 Ratio	SF	\$5.00	\$326,700	0.0	0.0	0.0	0.0	0.0	0.0	65,340.0	65,340.0	\$0	\$0	\$0	\$0	\$0	\$0	\$326,700	\$326,700	Biological Equivalent Assessment Preservation Report, June 05	
Riversidian Sage Scrubs	AC	\$50,000.00	\$61,000	0.0	0.0	0.0	0.0	0.0	0.0	1.2	1.2	\$0	\$0	\$0	\$0	\$0	\$0	\$61,000	\$61,000	Biological Equivalent Assessment Preservation Report, June 05	
Biological Mitigation Total	DU	\$1,820	\$387,700									\$0	\$0	\$0	\$0	\$0	\$0	\$387,700	\$387,700		
Dry Utilities												Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments	
Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments		
Joint Trench																					
Main Line Trench - Intract	LF	\$40.00	\$604,400	1,770	1,420	1,860	10,060	0	0	0	15,110	\$70,800	\$56,800	\$74,400	\$402,400	\$0	\$0	\$0	\$604,400	Quantities same as street lengths	
Main Line Trench - Backbone	LF	\$50.00	\$120,000	0	0	0	0	0	0	2,400	2,400	\$0	\$0	\$0	\$0	\$0	\$0	\$120,000	\$120,000	Quantities same as street lengths	
Joint Trenching CIAC Tax	%	37.0%	\$268,028	\$70,800	\$56,800	\$74,400	\$402,400	\$0	\$0	\$120,000	\$724,400	\$26,196	\$21,016	\$27,528	\$148,888	\$0	\$0	\$44,400	\$268,028	Based on Developers Research estimate	
Joint Trench Total		\$4,659	\$992,428									\$96,996	\$77,816	\$101,928	\$551,288	\$0	\$0	\$164,400	\$992,428		
Per Linear Foot			\$56.68									\$54.80	\$54.80	\$54.80	\$54.80	\$0.00	N/A	N/A	\$56.68		
Electric												Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments	
Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments		
Electrical Contractor Charges - Intract	LF	\$25.00	\$377,750	1,770	1,420	1,860	10,060	0	0	0	15,110	\$44,250	\$35,500	\$46,500	\$251,500	\$0	\$0	\$0	\$377,750	Quantities same as street lengths	
Electrical Contractor Charges - Backbone	LF	\$30.00	\$72,000	0	0	0	0	0	0	2,400	2,400	\$0	\$0	\$0	\$0	\$0	\$0	\$72,000	\$72,000	Quantities same as street lengths	
House Services - Detached	DU	\$550.00	\$117,150	13	24	21	155	0	0	0	213	\$7,150	\$13,200	\$11,550	\$85,250	\$0	\$0	\$0	\$117,150	One per house	
Distribution Tax	%	37.0%	\$209,753	\$51,400	\$48,700	\$58,050	\$336,750	\$0	\$0	\$72,000	\$566,900	\$19,018	\$18,019	\$21,479	\$124,598	\$0	\$0	\$26,640	\$209,753	Required by utility	
Electric Total		\$3,646	\$776,653									\$70,418	\$66,719	\$79,529	\$461,348	\$0	\$0	\$98,640	\$776,653		
Street Lights												Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments	
Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments		
Street Lights Single Lumina - Intract Streets	EA	\$2,850.00	\$222,300	9	8	10	51	0	0	0	78	\$25,650	\$22,800	\$28,500	\$145,350	\$0	\$0	\$0	\$222,300	Based on Developers Research estimate	
Street Lights Single Lumina - Backbone Streets	LF	\$3,150.00	\$25,200	0	0	0	0	0	0	8	8	\$0	\$0	\$0	\$0	\$0	\$0	\$25,200	\$25,200	Quantities same as backbone street lengths	
Energy Advance - 12 Months - Intract	MO	\$13.00	\$13,416	108	96	120	612	0	0	96	1,032	\$1,404	\$1,248	\$1,560	\$7,956	\$0	\$0	\$1,248	\$13,416	12 months service	
Street Lights Total		\$1,225	\$260,916									\$27,054	\$24,048	\$30,060	\$153,306	\$0	\$0	\$26,448	\$260,916		
Gas												Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments	
Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments		
Main Footage - Intract Streets	LF	\$11.00	\$166,210	1,770	1,420	1,860	10,060	0	0	0	15,110	\$19,470	\$15,620	\$20,460	\$110,660	\$0	\$0	\$0	\$166,210	Quantities same as street lengths	
Main Footage - Backbone Streets	EA	\$15.00	\$36,000	0	0	0	0	0	0	2,400	2,400	\$0	\$0	\$0	\$0	\$0	\$0	\$36,000	\$36,000	Quantities same as street lengths	
Gas Tax	%	37.0%	\$74,818	\$19,470	\$15,620	\$20,460	\$110,660	\$0	\$0	\$36,000	\$202,210	\$7,204	\$5,779	\$7,570	\$40,944	\$0	\$0	\$13,320	\$74,818	Required by utility	
Gas Total		\$1,301	\$277,028									\$26,674	\$21,399	\$28,030	\$151,604	\$0	\$0	\$49,320	\$277,028		
Miscellaneous												Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments	
Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments		
Irrigation Pedestals 16 Outlets	EA	\$4,400.00	\$17,600	0	1	0	3	0	0	0	4	\$0	\$4,400	\$0	\$13,200	\$0	\$0	\$0	\$17,600	To provide water to slope & parkways	
Underground Existing Power Lines along Power Company Easement	LF	\$125.00	\$300,000	0	0	0	0	0	0	2,400	2,400	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000	\$300,000	Based on Conditions of Approval Section XXX; March 14, 2006	
Remove & Relocate - Existing 12 Inch High Pressure Gas Main	LF	\$50.00	\$122,000	0	0	0	0	0	0	2,440	2,440	\$0	\$0	\$0	\$0	\$0	\$0	\$122,000	\$122,000	Based on Developers Research estimate	
Miscellaneous Total		\$2,064	\$439,600									\$0	\$4,400	\$0	\$13,200	\$0	\$0	\$422,000	\$439,600		
Dry Utilities Total	DU	\$12,895	\$2,746,625									\$221,142	\$194,382	\$239,547	\$1,330,746	\$0	\$0	\$760,808	\$2,746,625		

**Any Town USA
Cost Detail Schedule**

Discussion Draft

Reimbursements																				
Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments	
Refundable Utilities	DU	(50.0%)	(\$1,153,512)	\$221,142	\$189,982	\$239,547	\$1,317,546	\$0	\$0	\$338,808	\$2,307,025	(\$110,571)	(\$94,991)	(\$119,773)	(\$658,773)	\$0	\$0	(\$169,404)	(\$1,153,512)	Based on Developers Research estimate
Reimbursements Total	DU	(\$5,416)	(\$1,153,512)									(\$110,571)	(\$94,991)	(\$119,773)	(\$658,773)	\$0	\$0	(\$169,404)	(\$1,153,512)	

Direct Contingency																				
Unit	Dev Res Unit Price	Total Cost	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Quantity	Planning Area 1	Planning Area 2	Planning Area 3	Planning Area 4	City Blvd	Offsite Sewer	Offsite Backbone	Total Cost	Comments	
Site Preparation Contingency	%	10.0%	\$23,136	\$19,043	\$23,545	\$21,860	\$64,900	\$0	\$0	\$102,015	\$231,363	\$1,904	\$2,355	\$2,186	\$6,490	\$0	\$0	\$10,202	\$23,136	Based on Developers Research estimate
Rough Grading Contingency	%	20.0%	\$1,626,646	\$68,150	\$73,863	\$63,407	\$445,221	\$621,976	\$0	\$6,860,611	\$8,133,229	\$13,630	\$14,773	\$12,681	\$89,044	\$124,395	\$0	\$1,372,122	\$1,626,646	Based on Developers Research estimate
Erosion Control Contingency	%	10.0%	\$54,821	\$46,608	\$68,415	\$62,970	\$353,802	\$7,200	\$0	\$9,212	\$548,206	\$4,661	\$6,842	\$6,297	\$35,380	\$720	\$0	\$921	\$54,821	Based on Developers Research estimate
Fine Grading Contingency	%	10.0%	\$23,025	\$1,200	\$2,400	\$2,100	\$224,550	\$0	\$0	\$0	\$230,250	\$120	\$240	\$210	\$22,455	\$0	\$0	\$0	\$23,025	Based on Developers Research estimate
Storm Drain System Contingency	%	10.0%	\$136,552	\$113,845	\$254,850	\$61,205	\$650,350	\$124,028	\$0	\$161,245	\$1,365,523	\$11,385	\$25,485	\$6,121	\$65,035	\$12,403	\$0	\$16,125	\$136,552	Based on Developers Research estimate
Sanitary Sewer System Contingency	%	10.0%	\$216,147	\$86,955	\$82,607	\$92,931	\$517,264	\$0	\$1,371,711	\$10,000	\$2,161,467	\$8,695	\$8,261	\$9,293	\$51,726	\$0	\$137,171	\$1,000	\$216,147	Based on Developers Research estimate
Water Distribution System Contingency	%	10.0%	\$109,789	\$120,250	\$106,152	\$135,191	\$716,295	\$0	\$0	\$20,000	\$1,097,888	\$12,025	\$10,615	\$13,519	\$71,630	\$0	\$0	\$2,000	\$109,789	Based on Developers Research estimate
Street Improvements - Concrete Contingency	%	10.0%	\$92,454	\$69,037	\$102,162	\$161,599	\$409,804	\$155,940	\$0	\$26,000	\$924,541	\$6,904	\$10,216	\$16,160	\$40,980	\$15,594	\$0	\$2,600	\$92,454	Based on Developers Research estimate
Street Improvements - Asphalt Contingency	%	10.0%	\$339,121	\$195,414	\$195,600	\$255,000	\$1,051,588	\$1,485,409	\$0	\$208,200	\$3,391,211	\$19,541	\$19,560	\$25,500	\$105,159	\$148,541	\$0	\$20,820	\$339,121	Based on Developers Research estimate
Fencing and Walls Contingency	%	10.0%	\$92,293	\$65,293	\$122,238	\$206,295	\$529,108	\$0	\$0	\$0	\$922,933	\$6,529	\$12,224	\$20,630	\$52,911	\$0	\$0	\$0	\$92,293	Based on Developers Research estimate
Landscaping Contingency	%	10.0%	\$405,729	\$183,098	\$469,520	\$380,915	\$1,840,138	\$114,950	\$0	\$1,068,667	\$4,057,287	\$18,310	\$46,952	\$38,092	\$184,014	\$11,495	\$0	\$106,867	\$405,729	Based on Developers Research estimate
Common Costs Contingency	%	10.0%	\$103,910	\$0	\$41,400	\$49,000	\$837,700	\$0	\$0	\$111,000	\$1,039,100	\$0	\$4,140	\$4,900	\$83,770	\$0	\$0	\$11,100	\$103,910	Based on Developers Research estimate
Repairs For Bond Release Contingency	%	10.0%	\$39,509	\$24,926	\$33,564	\$38,506	\$149,639	\$93,495	\$27,434	\$27,522	\$395,085	\$2,493	\$3,356	\$3,851	\$14,964	\$9,349	\$2,743	\$2,752	\$39,509	Based on Developers Research estimate
Biological Mitigation Contingency	%	10.0%	\$38,770	\$0	\$0	\$0	\$0	\$0	\$0	\$387,700	\$387,700	\$0	\$0	\$0	\$0	\$0	\$0	\$38,770	\$38,770	Based on Developers Research estimate
Dry Utilities Contingency	%	10.0%	\$274,662	\$221,142	\$194,382	\$239,547	\$1,330,746	\$0	\$0	\$760,808	\$2,746,625	\$22,114	\$19,438	\$23,955	\$133,075	\$0	\$0	\$76,081	\$274,662	Based on Developers Research estimate
Reimbursements Contingency	%	10.0%	(\$115,351)	(\$110,571)	(\$94,991)	(\$119,773)	(\$658,773)	\$0	\$0	(\$169,404)	(\$1,153,512)	(\$11,057)	(\$9,499)	(\$11,977)	(\$65,877)	\$0	\$0	(\$16,940)	(\$115,351)	Based on Developers Research estimate
Direct Contingency Total	DU	\$16,250	\$3,461,212									\$117,254	\$174,957	\$171,416	\$890,755	\$322,497	\$139,915	\$1,644,419	\$3,461,212	