



Project: Ranch On Swauk Creek 2008

Date:
Project

Prepared by:
Update by:

Estimate Type: Preliminary Cost Estimate

Cost Summary by Project

Project	2008
1 - Burke Roundabout	\$ 158,54
2 - Entry Roundabout	\$ 130,88
3 - Swauk Road A1	\$ 152,93
4 - Road to Core	\$ 78,60
5 - Dry Utilities	\$ 227,96
6 - Core Area Improvements	\$ 919,35
7 - Farm Improvements	\$ 725,00
8 - Lot Improvements	\$ 1,125,00
9 - Potable & Reclaimed Water System 2008	\$ 461,70
10 - Sewer System 2008	\$ 605,50
11 - Swauk Agricultural Bridge	\$ 78,00
12 - PUD Power to Project, Hwy 970/97	\$ 288,75
13-Encompass - Survey & final Mylar 31 lots	\$ 38,75
14-Landscaping	\$ 373,95
15- Fencing	\$ 114,80
16-Kent Barryman - lot & road design	\$ 12,00
17-Spur Road - 14 Lots	\$ 131,73
18-Swauk Road A2.1, A2.2 (50+00 to 70+00)	\$ 123,53
Total Project Cost	\$ 5,746,994

Project	Item	Size	Units	Quantity	Unit	Unit Cost	Total Cost
1- Burke Roundabout							\$ 158,5
	Clearing			1.7	acre	\$1,000.00	\$ 1,700
	Excavation/Embankment			1600	cy	\$6.00	\$ 9,600
	Storm Pipes 18"			68	lf	\$20.00	\$ 1,360
	Storm Pipes 12"			233	lf	\$18.00	\$ 4,194
	Catch Basin Type 1			2	ea	\$2,400.00	\$ 4,800
	Subgrade Finish, grader & roller			900	ls	\$1.00	\$ 900
	Armor Cut Bank			1000.0	sf	\$2.25	\$ 2,250
	Erosion Control, seed, mulch, fert, application			0.5	acre	\$750.00	\$ 375
	Base Rock			1181.0	cy	\$23.60	\$ 27,872
	Surface Rock			590	cy	\$25.22	\$ 14,882
	Concrete Curb & Gutter, 755 lf			45	cy	\$175.00	\$ 7,875
	Concrete Truck Apron Curb, 235 lf			15	cy	\$175.00	\$ 2,625
	Concrete Truck Apron, 3560 sq ft			55	cy	\$175.00	\$ 9,625
	Street lamps			3	ea	\$5,000.00	\$ 15,000
	Asphalt Surface			400	ton	\$60.00	\$ 24,000
	Mobilization @ 5%				ls	5%	\$ 6,350
	Overhead, Profit @10%				ls	10%	\$ 13,340
	Sales Tax @ 8.0%				ls	8.00%	\$ 11,740

Project	Item	Size	Units	Quantity	Unit	Unit Cost	Total Cost
2-Entry Roundabout							\$ 130,8
	Clearing			0		\$ -	\$ -
	Excavation/Embankment			0	acre	\$1,000.00	\$ -
	Storm Pipes 18"			500	cy	\$6.00	\$ 3,000
	Storm Pipes 12"			0	lf	\$20.00	\$ -
	Catch Basin Type 1			233	lf	\$18.00	\$ 4,200
	Guard Rails, Big Fill			2	ea	\$2,400.00	\$ 4,800
	Subgrade Finish, grader & roller			500	lf	\$45.00	\$ 6,600
	Armor Cut Bank			900	ls	\$1.00	\$ 900
	Erosion Control, seed, mulch, fert, application			5000.0	sf	\$2.25	\$ 11,250
	Base Rock			0.8	acre	\$750.00	\$ 560
	Surface Rock			611.0	cy	\$23.60	\$ 14,420
	Street lamps			300	cy	\$25.22	\$ 7,560
	Concrete Curb & Gutter, 755 lf			3	ea	\$2,500.00	\$ 7,500
	Concrete Truck Apron Curb, 235 lf			45	cy	\$175.00	\$ 7,875
	Concrete Truck Apron, 3560 sq ft			15	cy	\$175.00	\$ 2,625
	Asphalt Surface			55	cy	\$175.00	\$ 9,625
	Mobilization @ 5%			400	ton	\$60.00	\$ 24,000
	Overhead, Profit @10%				ls	5%	\$ 5,240
	Sales Tax @ 8.0%				ls	10%	\$ 11,010
					ls	8.00%	\$ 9,690

Project	Item	Size	Units	Quantity	Unit	Unit Cost	Total Cost
3-Swauk Road A1							\$ 152,9
	Clearing			0	acre	\$1,000.00	\$
	Excavation/Embankment			0	cy	\$6.00	\$
	Storm Pipes 18"			0	lf	\$20.00	\$
	Storm Pipes 12"			0	lf	\$18.00	\$
	Catch Basin Type 1			0	ea	\$2,400.00	\$
	Subgrade Finish, grader & roller			900	ls	\$1.00	\$
	Armor Cut Bank			20000.0	sf	\$2.25	\$ 45,00
	Erosion Control, seed, mulch, fert, application			0.5	acre	\$750.00	\$ 37
	Base Rock			1600.0	cy	\$23.60	\$ 37,76
	Surface Rock			800	cy	\$25.22	\$ 20,17
	BST Surface			48,400	sf	\$0.38	\$ 18,39
	Mobilization @ 5%				ls	5%	\$ 6,13
	Overhead, Profit @10%				ls	10%	\$ 12,87
	Sales Tax @ 8.0%				ls	8.00%	\$ 11,32

Project	Item	Size	Units	Quantity	Unit	Unit Cost	Total Cost
4-Road to Core							\$ 78,6
	Clearing			1	acre	\$1,000.00	\$ 1,0
	Excavation/Embankment			500	cy	\$6.00	\$ 3,0
	Storm Pipes 18"			0	lf	\$20.00	\$
	Storm Pipes 12"			140	lf	\$18.00	\$ 2,5
	Catch Basin Type 1			2	ea	\$2,400.00	\$ 4,8
	Subgrade Finish, grader & roller			900	ls	\$1.00	\$ 9
	Armor Cut Bank			1500.0	sf	\$2.25	\$ 3,3
	Erosion Control, seed, mulch, fert, application			0.5	acre	\$750.00	\$ 3
	Base Rock			1112.0	cy	\$23.60	\$ 26,2
	Surface Rock			222	cy	\$25.22	\$ 5,5
	BST Surface			40,000	sf	\$0.38	\$ 15,2
	Mobilization @ 5%				ls	5%	\$ 3,1
	Overhead, Profit @10%				ls	10%	\$ 6,6
	Sales Tax @ 8.0%				ls	8.00%	\$ 5,8

Project	Item	Size	Units	Quantity	Unit	Unit Cost	Total Cost
5-Dry Utilities							\$ 227,9
	Burke Roundabout Dry Utilities			550.00	lf	\$15.00	\$ 8,30
	Burke Conduit Sleeves, 12 pcs @ 60' ea, 3 locations			720	lf	\$5.00	\$ 3,60
	Burke Roundabout Street Lights			3	ea	\$8,000.00	\$ 24,00
	Entry Roundabout Dry Utilities			300.00	lf	\$15.00	\$ 4,50
	Entry Conduit Sleeves, 12 pcs @ 60' ea, 3 locations			720	lf	\$5.00	\$ 3,60
	Entry Roundabout Street Lights			3	ea	\$8,000.00	\$ 24,00
	Road A1 Dry Utilities			2200.00	lf	\$15.00	\$ 33,00
	Road to Core Dry Utilities (incl parking lot)			1250.00	lf	\$15.00	\$ 18,75
	14 Lot Spur Dry Utilities			2200.00	lf	\$15.00	\$ 33,00
	Rd A2 Dry Utilities			2000.00	lf	\$15.00	\$ 30,00
	Mobilization @ 5%				ls	5%	\$ 9,13
	Overhead, Profit @10%				ls	10%	\$ 19,18
	Sales Tax @ 8.0%				ls	8.00%	\$ 16,88

Project	Item	Size	Units	Quantity	Unit	Unit Cost	Total Cost
6-Core Area Improvements							\$ 919,3
	Barn Improvements			1	ea	\$150,000	\$ 150,0
	Barn Extension			1	ea	\$350,000	\$ 350,0
	Core Area Pavers			7150	sf	\$9.00	\$ 64,3
	Landscaping			1	ea	\$200,000	\$ 200,0
	Parking Lot			1	ea	\$125,000	\$ 125,0
	Parking Lot Lights			6	ea	\$5,000	\$ 30,0
				1	ea		\$
7-Farm Improvements							\$ 725,00
	Fencing			1	ea	\$ 150,000	\$ 150,00
	Irrigation Water			1	ea	\$ 50,000	\$ 50,00
	Equipment Barn			1	ea	\$ 250,000	\$ 250,00
	Farm Land Preparation			75	ac	\$ 1,200	\$ 90,00
	Arena Area			1	ea	\$ 100,000	\$ 100,00
	Arena Entrance			1	ea	\$ 85,000	\$ 85,00
8-Lot Improvements							\$ 1,125,00
	Lot Improvements			45	ea	\$ 25,000	\$ 1,125,00

Project	Item	Size	Units	Quantity	Unit	Unit Cost	Total Cost
9-Potable & Reclaimed Water System 2008							\$ 461,700
	Burke Roundabout Potable Water Line (irrigation)			350	lf	\$17.00	\$ 6,000
	Entry Roundabout Potable Water Line (irrigation)			300	lf	\$17.00	\$ 5,100
	Swauk Rd A1 Potable Water Line			2200	lf	\$17.00	\$ 37,400
	Road to Core Potable Water Line			1250	lf	\$17.00	\$ 21,250
	Spur Road Potable Water Line			2200	lf	\$17.00	\$ 37,400
	Road A2.1, A2.2 Potable Water Line			2000	lf	\$17.00	\$ 34,000
	Purple Pipe, Reclaimed Water Lines			4150	lf	\$17.00	\$ 70,550
	Water System			1	LS	\$250,000	\$ 250,000

10-Sewer System 2008							\$ 605,500
	Entry Roundabout Sewer Line			300	lf	\$45.00	\$ 13,500
	Road A1 Sewer Line, Gravity			1,200	lf	\$45.00	\$ 54,000
	Road A1 Sewer Line, Force			1,000	lf	\$25.00	\$ 25,000
	Road A1 Sewer Pump Station			1	ea	\$10,000.00	\$ 10,000
	Core Rd Sewer Line, Gravity (to Pump Sta @ Bridge)			1,200	lf	\$45.00	\$ 54,000
	Road to Core Sewer Line, Force			0	lf	\$25.00	\$ 0
	Road to Core, Sewer Pump Station			1	ea	\$10,000.00	\$ 10,000
	Spur Rd Sewer Line, Gravity			2,200	lf	\$45.00	\$ 99,000
	Spur Rd Sewer Line, Force			0	lf	\$25.00	\$ 0
	Spur Rd Sewer Pump Station			0	ea	\$10,000.00	\$ 0
	Rd A2 Sewer Line, Gravity			2,000	lf	\$45.00	\$ 90,000
	Rd A2 Sewer Line, Force			0	lf	\$25.00	\$ 0
	Rd A2 Sewer Pump Station			0	ea	\$10,000.00	\$ 0
	Sewer System			1	LS	\$ 250,000	\$ 250,000

Project	Item	Size	Units	Quantity	Unit	Unit Cost	Total Cost
15 - Fencing Plan							\$ 114,8
	Field fencing		T-Post and wire	4,200	lf	8.00	\$ 33,6
	Image fencing		4 Rail, wood	5,800	lf	14.00	\$ 81,2
							\$ 114,8

16-Kent Barryman - lot & road design							\$ 12,0
	Design		100 hrs @ \$120/hr				\$ 12,0

17-Spur Road - 14 Lots							\$ 131,7
	Clearing			0.75	acre	\$1,000.00	\$ 75
	Excavation/Embankment			4200	cy	\$10.00	\$ 42,00
	Storm Pipes 18"			180	lf	\$20.00	\$ 3,60
	Storm Pipes 12"			0	lf	\$18.00	\$
	Catch Basin Type 1			3	ea	\$2,400.00	\$ 7,20
	Subgrade Finish, grader & roller			900	ls	\$1.00	\$ 90
	Armor Cut Bank			10000.0	sf	\$2.25	\$ 22,50
	Erosion Control, seed, mulch, fert, application			0.5	acre	\$750.00	\$ 37
	Base Rock			550.0	cy	\$23.60	\$ 12,98
	Surface Rock			200	cy	\$25.22	\$ 5,04
	BST Surface			27,000	sf	\$0.38	\$ 10,26
	Mobilization @ 5%				ls	5%	\$ 5,28
	Overhead, Profit @10%				ls	10%	\$ 11,08
	Sales Tax @ 8.0%				ls	8.00%	\$ 9,75

Project	Item	Size	Units	Quantity	Unit	Unit Cost	Total Cost
18-Swauk Road A2.1, A2.2 (50+00 to 70+00)							\$ 123,5
	Clearing			0	acre	\$1,000.00	\$
	Excavation/Embankment			0	cy	\$6.00	\$
	Storm Pipes 18"			0	lf	\$20.00	\$
	Storm Pipes 12"			0	lf	\$18.00	\$
	Catch Basin Type 1			0	ea	\$2,400.00	\$
	Subgrade Finish, grader & roller			1500	ls	\$1.00	\$ 1,5
	Armor Cut Bank			10000.0	sf	\$2.25	\$ 22,5
	Erosion Control, seed, mulch, fert, application			0.5	acre	\$750.00	\$ 3
	Base Rock			1600.0	cy	\$23.60	\$ 37,7
	Surface Rock			800	cy	\$25.22	\$ 20,1
	BST Surface			44,000	sf	\$0.38	\$ 16,7
	Mobilization @ 5%				ls	5%	\$ 4,9
	Overhead, Profit @10%				ls	10%	\$ 10,3
	Sales Tax @ 8.0%				ls	8.00%	\$ 9,1