Douglas County
Perry Park Area
Undeveloped Property Guidance
Conceptual Cost Estimate
February 1, 2023

Local Improvement District (LID) Group 2

Description	Quantity	Units	Unit Price	Subtotal Cost
Water Upgrades				
Water Distribution Piping	11,550	LF	$ 130	$ 1,501,500
Water Service Connection	74	EA	$ 3,000	$ 222,000
Fire Hydrant*	30	EA	$ 15,000	$ 450,000
Gate Valve**	47	EA	$ 5,000	$ 235,000
Water Main Connection	2	EA	$ 20,000	$ 40,000
Rock Excavation (Assume 1/4 of pipe installation)	2,600	LF	$ 60	$ 156,000
Sewer Upgrades				
Gravity Sewerline Piping	11,550	LF	$ 100	$ 1,155,000
Sewer Service Connection	74	EA	$ 3,000	$ 222,000
Force Main	2,250	LF	$ 130	$ 292,500
Manhole^	33	EA	$ 8,000	$ 264,000
Lift Station	1	LS	$ 1,000,000	$ 1,000,000
Rock Excavation (Assume 1/4 of pipe installation)	3,100	CY	$ 60	$ 186,000
Road Upgrades				
Asphalt Paving (Assume 25 LF wide)	11,550	LF	$ 130	$ 1,501,500
Curb and Gutter	23,100	LF	$ 40	$ 924,000
Base Course (8-inch Deep)	7,200	CY	$ 80	$ 576,000
Subex/Grading Road	21,400	CY	$ 25	$ 535,000
Gas Upgrades				
Gas Main	23,100	LF	$ 10	$ 231,000
Gas Service Connection	74	EA	$ 2,000	$ 148,000
Electric Upgrades				
Electric Distribution Line	14,438	LF	$ 25	$ 360,938
Electric Service Connection	74	EA	$ 2,000	$ 148,000
Storm / Erosion Control				
Initial Erosion Control	23,100	LF	$ 10	$ 231,000
Clear and Grub	10	AC	$ 15,000	$ 150,000
Final Restoration	10	AC	$ 25,000	$ 250,000
Storm Sewer+	450	LF	$ 200	$ 90,000
Construction Subtotal (nearest $10,000)				**$ 10,870,000**
Low Contingency (nearest $10,000)	25	%	$ 10,870,000	$ 2,720,000
High Contingency (nearest $10,000)	50	%	$ 10,870,000	$ 5,440,000
Engineering (25%) (nearest $10,000)	25	%	$ 10,870,000	$ 2,720,000
Admin (5%) (nearest $10,000)	5	%	$ 10,870,000	$ 540,000
Easement Acquisition (nearest acre)	1	AC	$ 10,000	$ 10,000
Project Total with Low Contingency				**$ 16,860,000**
Project Total with High Contingency				**$ 19,580,000**

Note: Project Total cost does not include any costs that may be required for Perry Park Water and Sanitation District Water Supply, Water Treatment or Wastewater Treatment Upgrades.

*Based on max separation distance of 500 FT per PPWSD and end of waterlines
**Based on max separation distance of 600 FT per PPWSD and 3 valves at each intersection
^Based on max separation distance of 500 FT per PPWSD and one at each intersection
+Assumed 30' long culvert at all sides of each intersection

Number of Lots:	74
Estimated Cost per Lot at Low Contingency:	$230,000
Estimated Cost per Lot at High Contingency:	$270,000