

**Douglas County**  
**Perry Park Area**  
**Undeveloped Property Guidance**  
**Conceptual Cost Estimate**  
**March 2, 2023**

**Local Improvement District (LID) Group 10**

Description	Quantity	Units	Unit Price	Subtotal Cost
<b><u>Water Upgrades</u></b>				
Water Service Connection	4	EA	\$ 3,000	\$ 12,000
Fire Hydrant*	1	EA	\$ 15,000	\$ 15,000
<b><u>Sewer Upgrades</u></b>				
Gravity Sewerline Piping	150	LF	\$ 110	\$ 16,500
Sewer Service Connection	4	EA	\$ 3,000	\$ 12,000
Force Main	300	LF	\$ 140	\$ 42,000
Manhole^	2	EA	\$ 8,000	\$ 16,000
Rock Excavation (Assume 1/4 of pipe installation)	100	CY	\$ 60	\$ 6,000
<b><u>Road Upgrades</u></b>				
Asphalt Paving (Assume 25 LF wide)	450	LF	\$ 150	\$ 67,500
Curb and Gutter	900	LF	\$ 40	\$ 36,000
Base Course (8-inch Deep)	300	CY	\$ 80	\$ 24,000
Subex/Grading Road	900	CY	\$ 25	\$ 22,500
<b><u>Gas Upgrades</u></b>				
Gas Main	900	LF	\$ 15	\$ 13,500
Gas Service Connection	4	EA	\$ 2,000	\$ 8,000
<b><u>Electric Upgrades</u></b>				
Electric Distribution Line	600	LF	\$ 25	\$ 15,000
Electric Service Connection	4	EA	\$ 2,000	\$ 8,000
<b><u>Storm / Erosion Control</u></b>				
Initial Erosion Control	900	LF	\$ 10	\$ 9,000
Clear and Grub	1	AC	\$ 15,000	\$ 15,000
Final Restoration	1	AC	\$ 25,000	\$ 25,000
<b>Construction Subtotal (nearest \$10,000)</b>				<b>\$ 360,000</b>
Low Contingency (nearest \$10,000)	20	%	\$ 360,000	\$ 70,000
High Contingency (nearest \$10,000)	50	%	\$ 360,000	\$ 180,000
Engineering (25%) (nearest \$10,000)	25	%	\$ 360,000	\$ 90,000
Admin (5%) (nearest \$10,000)	5	%	\$ 360,000	\$ 20,000
<b>Project Total with Low Contingency</b>				<b>\$ 540,000</b>
<b>Project Total with High Contingency</b>				<b>\$ 650,000</b>

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.

Number of Lots: 4

\*Based on max separation distance of 500 FT per PPWSD and end of waterlines

Estimated Cost per Lot at Low Contingency: \$140,000

^Based on max separation distance of 500 FT per PPWSD and one at each intersection

Estimated Cost per Lot at High Contingency: \$170,000