

Douglas County
Perry Park Area
Undeveloped Property Guidance
Conceptual Cost Estimate
April 24, 2024
Local Improvement District (LID) Group 7

Upgrades Benefitting All Lots

Description	Quantity	Units	Unit Price	Subtotal Cost
Water Upgrades				
Water Distribution Piping	5,500	LF	\$ 130	\$ 715,000
Water Service Connection	40	EA	\$ 3,000	\$ 120,000
Fire Hydrant*	12	EA	\$ 15,000	\$ 180,000
Gate Valve**	34	EA	\$ 5,000	\$ 170,000
PRV	2	EA	\$ 175,000	\$ 350,000
Water Main Connection	3	EA	\$ 20,000	\$ 60,000
Rock Excavation (Assume 1/4 of pipe installation)	1,300	CY	\$ 60	\$ 78,000
Sewer Upgrades				
Gravity Sewerline Piping	5,100	LF	\$ 100	\$ 510,000
Sewer Service Connection	40	EA	\$ 3,000	\$ 120,000
Manhole^	20	EA	\$ 8,000	\$ 160,000
Rock Excavation (Assume 1/4 of pipe installation)	1,200	CY	\$ 60	\$ 72,000
Road Upgrades				
Asphalt Paving (Assume 25 LF wide)	5,500	LF	\$ 130	\$ 715,000
Curb and Gutter	11,000	LF	\$ 40	\$ 440,000
Base Course (8-inch Deep)	3,500	CY	\$ 80	\$ 280,000
Subex/Grading Road	10,200	CY	\$ 25	\$ 255,000
Gas Upgrades				
Gas Main	11,000	LF	\$ 10	\$ 110,000
Gas Service Connection	40	EA	\$ 2,000	\$ 80,000
Electric Upgrades				
Electric Distribution Line	6,875	LF	\$ 25	\$ 171,875
Electric Service Connection	40	EA	\$ 2,000	\$ 80,000
Storm / Erosion Control				
Initial Erosion Control	11,000	LF	\$ 10	\$ 110,000
Clear and Grub	5	AC	\$ 15,000	\$ 75,000
Final Restoration	5	AC	\$ 25,000	\$ 125,000
Storm Sewer+	210	LF	\$ 200	\$ 42,000
Construction Subtotal (nearest \$1,000)				\$ 5,019,000
Low Contingency (nearest \$1,000)	25	%	\$ 5,019,000	\$ 1,255,000
High Contingency (nearest \$1,000)	50	%	\$ 5,019,000	\$ 2,510,000
Engineering (25%) (nearest \$1,000)	25	%	\$ 5,019,000	\$ 1,255,000
Admin (5%) (nearest \$1,000)	5	%	\$ 5,019,000	\$ 251,000
Total with Low Contingency				\$ 7,780,000
Total with High Contingency				\$ 9,035,000

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 Benefitting from Upgrades: 40

Estimated Base Cost per Lot at Low Contingency: \$ 195,000

Estimated Base Cost per Lot at High Contingency: \$ 226,000

Properties Paying Base Cost Only (7B):

8239 Bannock Dr, 8245 Bannock Dr, 8249 Bannock Dr, 8253 Bannock Dr,
8257 Bannock Dr, 8263 Bannock Dr, 8254 Bannock Dr

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Additional Required Upgrades Benefitting Western Lots (Group A Lots)

Description	Quantity	Units	Unit Price	Subtotal Cost
Sewer Upgrades				
Sewer Bore	725	LF	\$ 1,000	\$ 725,000
Construction Subtotal (nearest \$10,000)				\$ 730,000
Low Contingency (nearest \$10,000)	25	%	\$ 730,000	\$ 183,000
High Contingency (nearest \$10,000)	50	%	\$ 730,000	\$ 365,000
Engineering (25%) (nearest \$10,000)	25	%	\$ 730,000	\$ 183,000
Admin (5%) (nearest \$10,000)	5	%	\$ 730,000	\$ 37,000
Total with Low Contingency				\$ 1,133,000
Total with High Contingency				\$ 1,315,000

Number of Lots Benefitting from Additional Upgrades: 33

Estimated Additional Upgrade Cost Per Lot at Low Contingency: \$ 34,000
Estimated Additional Upgrade Cost Per Lot at High Contingency: \$ 40,000

Properties Requiring Additional Upgrades (7A):

8356 Quivas Rd, Lot 2 Blk 7 Perry Park 5, 4504 Delaware Dr, 4485 Delaware Dr, 4525 Delaware Dr, 4545 Delaware Dr, 4569 Delaware Dr, 4580 Delaware Dr, Lot 12 Blk 11 Perry Park 5, Lot 13 Blk 11 Perry Park 5, 8189 Bannock Dr, 8160 Bannock Dr, 8159 Bannock Dr, 8165 Bannock Dr, 8169 Bannock Dr, 8173 Bannock Dr, 8177 Bannock Dr, Lot 7 Blk 9 Perry Park 5, 8435 Crow Pl, 8482 Crow Pl, 8456 Crow Pl, Lot 3 Blk 9 Perry Park 5, 8203 Bannock Dr, 8209 Bannock Dr, 8223 Bannock Dr, 8229 Bannock Dr, 8233 Bannock Dr, 8228 Bannock Dr, 8220 Bannock Dr, 8214 Bannock Dr, 8208 Bannock Dr, 8202 Bannock Dr, Lot 35 Blk 7 Perry Park 5

Estimated Total Cost per Lot with Additional Upgrades at Low Contingency: \$ 229,000
Estimated Total Cost per Lot with Additional Upgrades at High Contingency: \$ 266,000