

**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
<b><u>Water Upgrades</u></b>				
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
<b><u>Sewer Upgrades</u></b>				
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
<b><u>Road Upgrades</u></b>				
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
<b><u>Gas Upgrades</u></b>				
Gas Main	23,100	LF	\$ 10	\$ 231,000
Gas Service Connection	74	EA	\$ 2,000	\$ 148,000
<b><u>Electric Upgrades</u></b>				
Electric Distribution Line	14,438	LF	\$ 25	\$ 360,938
Electric Service Connection	74	EA	\$ 2,000	\$ 148,000
<b><u>Storm / Erosion Control</u></b>				
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
<b>Construction Subtotal (nearest \$10,000)</b>				<b>\$ 10,870,000</b>
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
<b>Project Total with Low Contingency</b>				<b>\$ 16,860,000</b>
<b>Project Total with High Contingency</b>				<b>\$ 19,580,000</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: 74

\*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

Estimated Cost per Lot at Low Contingency: \$230,000

Estimated Cost per Lot at High Contingency: \$270,000