

**Crossing Trails Proposed Destination Resort  
Preliminary Construction Cost Estimate  
June 2009**

*PHASE 1*

**Narrative: The following preliminary quantities and cost estimates are based upon conceptual layouts by WHPacific and the design team and are subject to change with design and regulatory agency reviews and approvals. Cost estimates are presented for general feasibility and should be updated and confirmed as more information becomes available. This estimate assumes construction during an average groundwater year.**

ITEM	DESCRIPTION	EST. QUANT.	UNIT	UNIT PRICE	TOTAL
	Clearing and grubbing including disposal for roadway construction. 8,500 LF of road.	8	Acres	<u>\$5,000.00</u>	<u>\$40,000.00</u>
	Clean up ladder fuels and downed trees utilizing low impact construction equipment.	200	Acres	<u>\$1,500.00</u>	<u>\$300,000.00</u>
	Clearing and grubbing including disposal for pathway construction. Includes paths along all roads and interconnecting paths.	1	Acre	<u>\$5,000.00</u>	<u>\$5,000.00</u>
	Furnish and apply construction water.	1	LS	<u>\$1,200.00</u>	<u>\$1,200.00</u>
	Unclassified excavation and embankment for roadways, including subgrade preparation. (1.5ft of cut/fill over 8500 l.f.)	7,500	CY	<u>\$12.00</u>	<u>\$90,000.00</u>
	Unclassified excavation and embankment for paths, including subgrade preparation.	1,500	CY	<u>\$16.00</u>	<u>\$24,000.00</u>
<b>STREET SUBGRADE CONSTRUCTION SUBTOTAL:</b>					<b><u>\$460,200</u></b>
	Franchise cable utility trench excavation, bedding, and backfill.	8,500	LF	<u>\$10.00</u>	<u>\$85,000.00</u>
	Furnish materials and install 2" electrical conduit.	17,000	LF	<u>\$2.00</u>	<u>\$34,000.00</u>
	Furnish materials and install 3" electrical conduit.	17,000	LF	<u>\$4.00</u>	<u>\$68,000.00</u>
	Furnish materials and install 4" electrical conduit.	8,500	LF	<u>\$6.00</u>	<u>\$51,000.00</u>
	Furnish materials and install 6" electrical conduit.	500	LF	<u>\$8.00</u>	<u>\$4,000.00</u>
	Furnish materials and install electrical vaults.	20	EA	<u>\$7,000.00</u>	<u>\$140,000.00</u>
	Furnish and install natural gas piping.	7,500	LF	<u>\$6.00</u>	<u>\$45,000.00</u>
	Furnish materials and install phone and comm vaults	20	EA	<u>\$4,000.00</u>	<u>\$80,000.00</u>
<b>CABLE UTILITY AND GAS ESTIMATED SUBTOTAL:</b>					<b><u>\$427,000</u></b>

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Furnish and install 2, 3, and 4" pressure sewer mains, including trench excavation, bedding and backfill.	8,500	LF	<u>\$35.00</u>	<u>\$297,500.00</u>
Furnish materials and construct standard sewage lift stations, including excavation, wet well, pumps, controls, valves, piping, and appurtenances, complete.	1	EA	<u>\$125,000.00</u>	<u>\$125,000.00</u>
Furnish materials and install 4" gravity sewer service including tee trench excavation, bedding, and backfill. (0 to 10 foot depth) Include cleanout and Brooks 1RT vault.	4250	LF	<u>\$32.00</u>	<u>\$136,000.00</u>
Furnish materials and construction initial drainfield area, interim	1	EA	<u>\$135,000.00</u>	<u>\$135,000.00</u>
30,000 Gallon septic tank, pump, controls	1	EA	<u>\$30,000.00</u>	<u>\$30,000.00</u>
Furnish materials and equipment, and test sewer.	12,750	LF	<u>\$2.25</u>	<u>\$28,687.50</u>
<b>SANITARY SEWER SUBTOTAL:</b>				<b><u><u>\$752,188</u></u></b>
Furnish materials and construct 12" CL200 watermain including trench excavation, bedding and backfill.	8,500	LF	<u>\$56.00</u>	<u>\$476,000.00</u>
Furnish materials and construct fire hydrants, complete, including hydrant run, tee, and 6" valve.	18	EA	<u>\$3,300.00</u>	<u>\$59,400.00</u>
Furnish materials and install 8" to 12" butterfly valves.	25	EA	<u>\$1,260.00</u>	<u>\$31,500.00</u>
Furnish and install 8" to 12" bends.	27	EA	<u>\$600.00</u>	<u>\$16,200.00</u>
Furnish and install 12" to 8" D.I. tee and thrustblock.	6	EA	<u>\$700.00</u>	<u>\$4,200.00</u>
Furnish and install 12" plug.	2	EA	<u>\$600.00</u>	<u>\$1,200.00</u>
Furnish materials and install 1" Copper water service including unclassified trench excavation and backfill.	4,480	LF	<u>\$15.00</u>	<u>\$67,200.00</u>
Furnish materials and install 1" water service, tap, meter setter, meter stop, meter box, and trench excavation, bedding, and backfill.	128	EA	<u>\$380.00</u>	<u>\$48,640.00</u>
PRV Vault, Pressure level controls	1	EA	<u>\$55,000.00</u>	<u>\$55,000.00</u>
Chlorinate and pressure test water.	8,500	EA	<u>\$1.00</u>	<u>\$8,500.00</u>
<b>DOMESTIC WATER SUBTOTAL:</b>				<b><u><u>\$767,840</u></u></b>
Furnish and install 18" CMP culvert pipe.	90	LF	<u>\$30.00</u>	<u>\$2,700.00</u>
Furnish materials and install stormwater overflow and orifice control structures.	2	EA	<u>\$4,000.00</u>	<u>\$8,000.00</u>

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Furnish materials and install culverts with trash racks at existing roadways and canals, including pavement patching and traffic control.

4	EA	\$4,000.00		\$16,000.00
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**DRAINAGE SUBTOTAL (DOES NOT INCLUDE STORMWATER RETENTION PONDS):**

**\$26,700**

For higher elevation streets furnish materials and construct 6" thickness aggregate base course.

22,700	SY	\$5.50		\$124,850.00
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Furnish materials and construct aggregate base course, 6" thickness for paths.

10,000	SY	\$5.60		\$56,000.00
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Furnish materials and construct 3" asphaltic concrete pavement for lower elevation streets.

19,000	SY	\$8.45		\$160,550.00
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Furnish materials and construct 2" asphaltic concrete pavement for paths.

10,000	SY	\$7.00		\$70,000.00
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Furnish materials and construct soft paths.

0	SY	\$5.00		\$0.00
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**\$411,400**

**ON-SITE BASE AND PAVING SUBTOTAL:**

Unclassified excavation for lakes and water features including de-watering. Includes creeks and lakes.

10,000	CY	\$6.00		\$60,000.00
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Permanent irrigation main, laterals, heads, and controls for common area landscaping irrigation (excludes landscaping).

5	AC	\$16,000.00		\$80,000.00
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Temporary revegetation irrigation main, laterals, heads, and controls for common area landscaping irrigation (excludes landscaping).

9	AC	\$8,000.00		\$72,000.00
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**AESTHETIC WATER FEATURE AND IRRIGATION SUBTOTAL:**

**\$212,000**

ODOT and Crook County agreements

1	LS			\$0.00
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**\$0**

**OFF-SITE ROADS SUBTOTAL:**

**OFF-SITE WATER SUBTOTAL:**

Furnish materials and construct a 12" CL 200 water main Riggs Road

13,200	LF	\$50.00		\$660,000.00
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Furnish materials and construct a 12" CL 200 water main Parrish Road

5,280	LF	\$50.00		\$264,000.00
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Furnish materials and construct a 8" CL 200 water main Highway 126

1,760	LF	\$50.00		\$88,000.00
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<b>OFFSITE WATER SUBTOTAL:</b>		<b><u><u>\$1,012,000</u></u></b>
<b>CONSTRUCTION TOTAL:</b>		<b><u><u>\$4,069,328</u></u></b>
Power Company Service Contract	128	Units <u>  \$1,800.00</u> <u>\$230,400.00</u>
Natural Gas Service Contract	128	Units <u>  \$500.00</u> <u>\$64,000.00</u>
Crook County Land Use Fees (2% of Construction, used for estimating fees only)		<u>\$0</u>
State of Oregon Plan Review and Permit Fees		LS <u>                  </u> <u>\$0.00</u>
Department of Environmental Quality Permit and Review Fees		LS <u>                  </u> <u>\$0.00</u>
Civil Engineering and Surveying (10% of Construction)		<u>\$406,933</u>
<b>UTILITY, AGENCY, AND ENGINEERING FEES SUBTOTAL:</b>		<b><u><u>\$701,333</u></u></b>
<b>PROJECT TOTAL</b>		<b><u><u>\$4,770,660</u></u></b>