

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

PHASE 2

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. 11,150 LF of road.	10	Acres	<u>\$5,000.00</u>	<u>\$50,000.00</u>
	Clean up ladder fuels and downed trees utilizing low impact construction equipment.	150	Acres	<u>\$1,500.00</u>	<u>\$225,000.00</u>
	Clearing and grubbing including disposal for pathway construction. Includes paths along all roads and interconnecting paths.	1.25	Acre	<u>\$5,000.00</u>	<u>\$6,250.00</u>
	Furnish and apply construction water.	1	LS	<u>\$1,500.00</u>	<u>\$1,500.00</u>
	Unclassified excavation and embankment for roadways, including subgrade preparation.(1.5ft of cut/fill over 11,150 l.f.)	9,100	CY	<u>\$12.00</u>	<u>\$109,200.00</u>
	Unclassified excavation and embankment for bike paths, including subgrade preparation.	2,100	CY	<u>\$16.00</u>	<u>\$33,600.00</u>
STREET SUBGRADE CONSTRUCTION SUBTOTAL:					<u><u>\$425,550</u></u>
	Franchise cable utility trench excavation, bedding, and backfill.	11,150	LF	<u>\$10.00</u>	<u>\$111,500.00</u>
	Furnish materials and install 2" electrical conduit.	22,300	LF	<u>\$2.00</u>	<u>\$44,600.00</u>
	Furnish materials and install 3" electrical conduit.	22,300	LF	<u>\$4.00</u>	<u>\$89,200.00</u>
	Furnish materials and install 4" electrical conduit.	11,150	LF	<u>\$6.00</u>	<u>\$66,900.00</u>
	Furnish materials and install 6" electrical conduit.	650	LF	<u>\$8.00</u>	<u>\$5,200.00</u>
	Furnish materials and install electrical vaults.	25	EA	<u>\$7,000.00</u>	<u>\$175,000.00</u>
	Furnish and install natural gas piping.	11,150	LF	<u>\$6.00</u>	<u>\$66,900.00</u>
	Furnish materials and install phone and comm vaults	25	EA	<u>\$4,000.00</u>	<u>\$100,000.00</u>
CABLE UTILITY AND GAS ESTIMATED SUBTOTAL:					<u><u>\$559,300</u></u>

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Furnish and install 2, 3, and 4" pressure sewer mains, including trench excavation, bedding and backfill.	11,150	LF	<u>\$35.00</u>	<u>\$390,250.00</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 vault.	7740	LF	<u>\$32.00</u>	<u>\$247,680.00</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.	18,890	LF	<u>\$2.25</u>	<u>\$42,502.50</u>
SANITARY SEWER SUBTOTAL:				<u><u>\$835,433</u></u>
Furnish materials and construct 12" CL200 watermain including trench excavation, bedding and backfill.	11,150	LF	<u>\$56.00</u>	<u>\$624,400.00</u>
Furnish materials and construct fire hydrants, complete, including hydrant run, tee, and 6" valve.	23	EA	<u>\$3,300.00</u>	<u>\$75,900.00</u>
Furnish materials and install 8" to 12" butterfly valves.	30	EA	<u>\$1,260.00</u>	<u>\$37,800.00</u>
Furnish and install 8" to 12" bends.	30	EA	<u>\$600.00</u>	<u>\$18,000.00</u>
Furnish and install 12" to 8" D.I. tee and thrustblock.	8	EA	<u>\$700.00</u>	<u>\$5,600.00</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.	9,030	LF	<u>\$15.00</u>	<u>\$135,450.00</u>
Furnish materials and install 1" water service, tap, meter setter, meter stop, meter box, and trench excavation, bedding, and backfill.	258	EA	<u>\$380.00</u>	<u>\$98,040.00</u>
PRV Vault, Pressure level controls	1	EA	<u>\$55,000.00</u>	<u>\$55,000.00</u>
Chlorinate and pressure test water.	11,150	EA	<u>\$1.00</u>	<u>\$11,150.00</u>
DOMESTIC WATER SUBTOTAL:				<u><u>\$1,062,540</u></u>
Furnish and install 18" CMP culvert pipe.	120	LF	<u>\$30.00</u>	<u>\$3,600.00</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	<u>\$4,000.00</u>	<u>\$16,000.00</u>
DRAINAGE SUBTOTAL (DOES NOT INCLUDE STORMWATER RETENTION PONDS):				<u><u>\$27,600</u></u>
For higher elevation streets furnish materials and construct 6" thickness aggregate base course.	29,750	SY	<u>\$5.50</u>	<u>\$163,625.00</u>
Furnish materials and construct aggregate base course, 6" thickness for paths.	10,000	SY	<u>\$5.60</u>	<u>\$56,000.00</u>
Furnish materials and construct 3" asphaltic concrete pavement for lower elevation streets.	24,750	SY	<u>\$8.45</u>	<u>\$209,137.50</u>
Furnish materials and construct 2" asphaltic concrete pavement for paths.	10,000	SY	<u>\$7.00</u>	<u>\$70,000.00</u>
Furnish materials and construct soft paths.	0	SY	<u>\$5.00</u>	<u>\$0.00</u>
ON-SITE BASE AND PAVING SUBTOTAL:				<u><u>\$498,763</u></u>
CONSTRUCTION TOTAL:				<u><u>\$3,409,185.00</u></u>
Power Company Service Contract	258	Units	<u>\$1,800.00</u>	<u>\$464,400.00</u>
Natural Gas Service Contract	258	Units	<u>\$500.00</u>	<u>\$129,000.00</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>\$0.00</u>
Department of Environmental Quality Permit and Review Fees		LS		<u>\$0.00</u>
Civil Engineering and Surveying (10% of Construction)				<u>\$340,919</u>
UTILITY, AGENCY, AND ENGINEERING FEES SUBTOTAL:				<u><u>\$934,319</u></u>
PROJECT TOTAL				<u><u>\$4,343,504</u></u>