
APPENDIX B

Estimate of Probable Construction Costs

PROJECT: Victor Road, 100th Avenue - Dimond Boulevard
Client No.: STP-001(232)/55027
L&A No.: 01-046_B
Date: 22-Oct-07
Estimator: CW
Revision: n/a

PROJECT COST SUMMARY:

3-Lane Alternative

| | |
|--------------------------------|--------------------|
| Construction Cost | \$4,412,836 |
| TCP Cost | \$19,000 |
| **ROW Cost | \$100,000 |
| Utility Relocation Cost | \$1,217,950 |
| Construction Engineering @ 15% | \$661,925 |
| Contingencies @ 15% | \$661,925 |
| Total | \$7,073,637 |
| say | \$7,080,000 |

****Right-of-way cost is based on MOA 2006 appraised value.**

VICTOR ROAD - ENGINEERS ESTIMATE (3 - LANE ALTERNATIVE) 10/19/07
100TH AVENUE TO DIMOND BOULEVARD
STP-0001(232)/55027

| Item No. | Pay Item | Pay Unit | Unit Price | Quantity | Amount |
|-------------|---|----------------|--------------|----------|-----------|
| 120(1) | DBE ADJUSTMENT | CONTINGENT SUM | \$0.00 | 1 | \$0 |
| 201(3A) | CLEARING AND GRUBBING | ACRE | \$7,500.00 | 2.3 | \$17,250 |
| 202(1) | REMOVAL OF STRUCTURES AND OBSTRUCTIONS | LUMP SUM | \$3,000.00 | 1 | \$3,000 |
| 202(2) | REMOVAL OF PAVEMENT | SQUARE YARD | \$3.50 | 17,770 | \$62,195 |
| 202(3) | REMOVAL OF SIDEWALK | SQUARE YARD | \$10.00 | 105 | \$1,050 |
| 202(4) | REMOVAL OF CULVERT PIPE | LINEAR FOOT | \$12.00 | 1,013 | \$12,156 |
| 202(6) | REMOVAL OF MANHOLE | EACH | \$100.00 | 1 | \$100 |
| 202(8) | REMOVAL OF INLET | EACH | \$700.00 | 2 | \$1,400 |
| 202(9) | REMOVAL OF CURB AND GUTTER | LINEAR FOOT | \$7.00 | 3,506 | \$24,542 |
| 202(10) | SINGLE MAIL BOX INSTALLATION | EACH | \$350.00 | 9 | \$3,150 |
| 202(13) | REMOVAL OF FENCE | LINEAR FOOT | \$7.00 | 459 | \$3,213 |
| 203(3) | UNCLASSIFIED EXCAVATION | CUBIC YARD | \$9.00 | 33,000 | \$297,000 |
| 203(6A) | SELECT MATERIAL, TYPE A | TON | \$11.00 | 66,900 | \$735,900 |
| 203(D) | OBLITERATION OF DRIVEWAYS AND APPROACHES | EACH | \$500.00 | 19 | \$9,500 |
| 204(1) | STRUCTURE EXCAVATION | CUBIC YARD | \$8.00 | 5,025 | \$40,200 |
| 301(1) | AGGREGATE BASE COURSE, D-1 | TON | \$17.00 | 7,900 | \$134,300 |
| 401(1) | ASPHALT CONCRETE PAVEMENT, TYPE II, CLASS A | TON | \$50.00 | 2,140 | \$107,000 |
| 401(2) | ASPHALT CEMENT, GRADE AC-5 | TON | \$300.00 | 120 | \$36,000 |
| 401(3) | TEMPORARY PAVEMENT | TON | \$60.00 | 1,520 | \$91,200 |
| 401(5) | ANTI-STRIPPING ADDITIVE | CONTINGENT SUM | \$2,000.00 | 1 | \$2,000 |
| 401(6) | ASPHALT PRICE ADJUSTMENT (0.3% OF CONST) | CONTINGENT SUM | \$9,857.42 | 1 | \$9,857 |
| 408(1) | ASPHALT CONCRETE, TYPE V | TON | \$60.00 | 2,140 | \$128,400 |
| 408(2) | ASPHALT CEMENT, GRADE PG 64-28 | TON | \$350.00 | 140 | \$49,000 |
| 501(8) | CAST-IN-PLACE CONCRETE WALLS | SQUARE FOOT | \$45.00 | 320 | \$14,400 |
| 514(2) | GRAFFITI PROTECTION | SQUARE FOOT | \$3.00 | 320 | \$960 |
| 603(1-18) | 18-INCH CORRUGATED STEEL PIPE | LINEAR FOOT | \$50.00 | 50 | \$2,500 |
| 603(3-12) | END SECTION FOR 12 INCH CORRUGATED STEEL PIPE | EACH | \$350.00 | 2 | \$700 |
| 603(20-18) | END SECTION FOR 18 INCH PIPE | EACH | \$250.00 | 2 | \$500 |
| 603(21-12A) | 12 INCH CORRUGATED POLYETHYLENE PIPE | LINEAR FOOT | \$45.00 | 700 | \$31,500 |
| 603(28-12) | 12 INCH POLYMER COATED CORRUGATED STEEL PIPE | LINEAR FOOT | \$60.00 | 1,584 | \$95,040 |
| 604(X) | ADJUST EXISTING INLET | EACH | \$1,000.00 | 3 | \$3,000 |
| 604(1) | STORM DRAIN MANHOLE, TYPE 1 | EACH | \$4,000.00 | 7 | \$28,000 |
| 604(1X) | STORM WATER TREATMENT SYSTEM | LUMP SUM | \$100,000.00 | 1 | \$100,000 |
| 604(3) | RECONSTRUCT EXISTING MANHOLE | EACH | \$2,000.00 | 3 | \$6,000 |
| 604(4) | ADJUST EXISTING MANHOLE | EACH | \$1,000.00 | 8 | \$8,000 |
| 604(4B) | ADJUST EXISTING CLEANOUT | EACH | \$500.00 | 1 | \$500 |
| 604(5) | INLET, TYPE A | EACH | \$2,500.00 | 21 | \$52,500 |
| 604(6) | RELOCATE INLET | EACH | \$1,500.00 | 4 | \$6,000 |
| 605(X) | CLEANOUT FOR 6 INCH UNDERDRAIN | EACH | \$1,500.00 | 8 | \$12,000 |
| 605(6-6) | PERFORATED POLYETHYLENE CORRUGATED PIPE FOR UNDER | LINEAR FOOT | \$25.00 | 2,400 | \$60,000 |
| 607(3-72) | CHAIN LINK FENCE 72" HIGH | LINEAR FOOT | \$45.00 | 739 | \$33,255 |
| 607(4) | RECONSTRUCTED FENCE | LINEAR FOOT | \$40.00 | 190 | \$7,600 |
| 608(1A) | CONCRETE SIDEWALK, 4 INCH | SQUARE YARD | \$50.00 | 401 | \$20,050 |
| 608(6) | CURB RAMP | EACH | \$1,500.00 | 23 | \$34,500 |
| 608(7A) | ASPHALT PATHWAY | SQUARE YARD | \$30.00 | 2,904 | \$87,120 |
| 609(2) | CURB & GUTTER, TYPE 1 | LINEAR FOOT | \$22.00 | 7,743 | \$170,346 |
| 615(1) | STANDARD SIGN (1.0% OF CONST) | LUMP SUM | \$32,858.05 | 1 | \$32,858 |
| 618(1) | SEEDING | ACRE | \$2,500.00 | 2 | \$4,500 |
| 620(1) | TOPSOIL | SQUARE YARD | \$3.00 | 8,670 | \$26,010 |
| 621(12) | LANDSCAPING (15% OF CONST) | LUMP SUM | \$492,870.75 | 1 | \$492,871 |
| 630(1) | GEOTEXTILE, SEPARATION | SQUARE YARD | \$2.00 | 24,284 | \$48,568 |
| 639(6) | APPROACHES | EACH | \$800.00 | 14 | \$11,200 |
| 640(1) | MOBILIZATION AND DEMOBILIZATION (5.0 % OF CONST) | LUMP SUM | \$164,290.25 | 1 | \$164,290 |
| 641(1) | MPORARY EROSION AND POLLUTION CONTROL (1.0% OF CONS | CONTINGENT SUM | \$32,858.05 | 1 | \$32,858 |
| 641(2) | EROSION AND POLLUTION CONTROL (2.0% OF CONST) | CONTINGENT SUM | \$65,716.10 | 1 | \$65,716 |
| 642(1) | CONSTRUCTION SURVEYING | LUMP SUM | \$100,000.00 | 1 | \$100,000 |
| 642(3) | THREE PERSON SURVEY PARTY | hour | \$200.00 | 100 | \$20,000 |
| 643(2) | TRAFFIC MAINTENANCE (10% OF CONST.) | LUMP SUM | \$328,580.50 | 1 | \$328,581 |

Prepared by: _____

Date: ___/___/___ Checked by: _____

Date: ___/___/___

VICTOR ROAD - ENGINEERS ESTIMATE (3 - LANE ALTERNATIVE) 10/19/07
100TH AVENUE TO DIMOND BOULEVARD
STP-0001(232)/55027

| Item No. | Pay Item | Pay Unit | Unit Price | Quantity | Amount |
|----------|---|----------|--------------|----------|-----------|
| 660(1) | TRAFFIC SIGNAL SYSTEM COMPLETE (100TH AVENUE) | LUMP SUM | \$250,000.00 | 1 | \$250,000 |
| 660(1A) | TRAFFIC SIGNAL MODIFICATIONS AT DIMOND BLVD | LUMP SUM | \$100,000.00 | 1 | \$100,000 |
| 660(3A) | STREET LIGHTING SYSTEM COMPLETE | LUMP SUM | \$90,000.00 | 1 | \$90,000 |
| 660(11) | TRAFFIC LOOP | EACH | \$1,500.00 | 15 | \$22,500 |
| 670(1) | PAINTED TRAFFIC MARKINGS | LUMP SUM | \$80,000.00 | 1 | \$80,000 |
| | | | | | |

BASIC BID TOTAL \$4,412,836
 CONTINGENCY @ 15% \$661,925
 CONSTRUCTION ENGINEERING AT 15% \$661,925
SUB TOTAL \$5,736,687

 ICAP AT 5.28% \$302,897

CONSTRUCTION TOTAL \$6,039,584

Prepared by: _____

Date: ___/___/___ Checked by: _____

Date: ___/___/___

PROJECT: Victor Road, 100th Avenue - Dimond Boulevard
Client No.: STP-001(232)/55027
L&A No.: 01-046_B
Date: 10/22/2007
Estimator: CW
Revision: n/a

TCP ESTIMATE

| Parcel ID | Reason | Legal Description | Total Lot Area (sf) | TCP Req'd (sf) |
|-----------|-----------------------|---|---------------------|----------------|
| A | Residence Driveway | Lakeview Terrace #1, Block 1 Lot 3 | 8,292 | 394 |
| B | Residence Driveway | Lakeview Terrace #1, Block 1 Lot 2 | 8,418 | 440 |
| C | Residence Driveway | Campbell Lake Tracts, Lot 3 | 51,293 | 12,451 |
| D | Residence Driveway | Campbell Lake Tracts, Tract 6A | 55,706 | 2,029 |
| E | Residence Driveway | Campbell Lake Heights #9, Lot 7A | 52,062 | 3,878 |
| F | Residence Driveway | Campbell Lake Heights #9, Lot 6 | 53,190 | 2,585 |
| G | Residence Driveway | Stonegate Townhouse, Block 1 Tract 1A-3, Kingsford Park | 64,220 | 1,832 |
| H | Residence Driveway | Stonegate Townhouse, Block 1 Tract 1A-4C, Kingsford Park | 74,619 | 2,170 |
| I | Residence Driveway | Campbell Lake Heights #9, Lot 5 | 58,930 | 1,940 |
| J | Residence Driveway | Campbell Lake Heights #9, Lot 4 | 62,366 | 4,032 |
| K | Residence Driveway | Campbell Lake Heights #9, Lot 3 | 62,366 | 4,962 |
| L | Residence Driveway | Cloe-Strid, Lot 2 | 62,161 | 1,099 |
| M | Retaining Wall Const. | Stonegate Townhouse, Block 1 Tract 1A-4B, Southwood | 38,975 | 1,343 |
| N | Parking Area Driveway | Stonegate Townhouse #2, Block 2 Tract 1A, Stonegate Villa | 83,883 | 1,350 |
| O | Residence Driveway | Campbell Lake Heights #10, Block 6 Lot 1 | 16,958 | 786 |
| P | Residence Driveway | Campbell Lake Heights #10, Block 6 Lot 16 | 12,861 | 472 |
| Q | Residence Driveway | Campbell Lake View Estates, Lot 2 | 3,850 | 600 |
| R | Residence Driveway | Campbell Lake View Estates, Lot 1 | 4,858 | 570 |
| S | Fred Meyer Driveways | Lakeview Terrace, Tract A2-B | 510,032 | 12,665 |
| T | Chevron Driveway | Lakeview Terrace, Tract A-1 | 32,252 | 7,676 |

MUTUAL BENEFIT ESTIMATE

\$1,182
\$1,320

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\$4,029

ADMINISTRATION \$6,531
\$12,000

\$18,531

say \$19,000

PROJECT: Victor Road, 100th Avenue - Dimond Boulevard
Client No.: STP-001(232)/55027
L&A No.: 01-046_B
Date: 22-Oct-07
Estimator: CW
Revision: n/a

Summary Right-of-Way Estimate

| Parcel ID | Legal Description | Site Address | ROW Impact (sf) | **Total | **Land (sf) | **Extended Cost | **ROW Estimate | Administration/ Appraisals | Remarks |
|-----------|---------------------------------|--------------------|-----------------|--------------|-------------|-----------------|----------------|----------------------------|---------------------------------|
| *1 | Bayshore West, CEA Reserve | 10000 Southport Dr | 1270 | \$80,000.00 | \$5.05 | \$6,408.07 | \$10,000.00 | \$5,000.00 | Sight Distance Triangle/Pathway |
| *2 | S. Anchorage Baptist Church, L1 | 2222 W 100th Ave | 990 | \$300,000.00 | \$4.71 | \$4,665.41 | \$7,000.00 | \$5,000.00 | Sight Distance Triangle/Pathway |
| 3 | L8, B2, Lakeview Terrace #1 | 9940 CHELATNA CIR | 700 | \$229,400.00 | \$5.55 | \$3,886.63 | \$6,000.00 | \$5,000.00 | Sight Distance Triangle/Pathway |
| 4 | L7, B2, Lakeview Terrace #1 | 9930 CHELATNA CIR | 920 | \$215,000.00 | \$5.89 | \$5,417.18 | \$9,000.00 | \$5,000.00 | Sight Distance Triangle/Pathway |
| 5 | L4, B2, Lakeview Terrace #1 | 9900 CHELATNA CIR | 625 | \$257,400.00 | \$7.50 | \$4,685.71 | \$8,000.00 | \$5,000.00 | Drainage Improvements |
| 6 | L3, B2, Lakeview Terrace #1 | 9830 CHELATNA CIR | 620 | \$231,300.00 | \$4.30 | \$2,664.23 | \$4,000.00 | \$5,000.00 | Drainage Improvements |
| 7 | L2, B2, Lakeview Terrace #1 | 9820 CHELATNA CIR | 710 | \$226,500.00 | \$4.01 | \$2,847.24 | \$5,000.00 | \$5,000.00 | Drainage Improvements |
| 8 | L1, B2, Lakeview Terrace #1 | 9800 CHELATNA CIR | 590 | \$195,900.00 | \$6.74 | \$3,979.45 | \$6,000.00 | \$5,000.00 | Drainage Improvements |
| | | | | | | | | | |

*The Right-of-way area would only be needed if a roundabout is constructed.

\$55,000.00 \$40,000.00

****Right-of-way cost is based on MOA 2007 appraised value.**

ROW ESTIMATE \$100,000.00

PROJECT: Victor Road Reconstruction, 100th Avenue to Dimor
Client No.: STP-0001(232)/55027
L&A No.: 01-046_B
Date: 12-Sep-07
Estimator: CW
Revision: n/a

PROJECT UTILITY COST SUMMARY:

| | |
|--------------------------------|------------------------|
| CEA | \$530,600 |
| ACS | \$282,000 |
| GCI | \$49,500 |
| AWWU | \$77,100 |
| ENSTAR | \$278,750 |
| Subtotal | \$1,217,950 |
| Utility & State PE @ 15% | \$182,693 |
| Utility & State CE @ 15% | \$182,693 |
| Total Estimated Utility Budget | \$1,583,335 |
| | say \$1,590,000 |

**VICTOR ROAD - ENGINEERS ESTIMATE (ELECTRIC) 9/12/07
100TH AVENUE TO DIMOND BOULEVARD
STP-0001(232)/55027**

| Item No. | Pay Item | Pay Unit | Unit Price | Quantity | Amount |
|----------|--|-------------|-------------|----------|-----------|
| 660(13) | RELOCATE ELECTROLIER | EACH | \$7,000.00 | 6 | \$42,000 |
| 660(13A) | RELOCATE POWER POLES | EACH | \$50,000.00 | 3 | \$150,000 |
| 660(13B) | RELOCATE/ADJUST ELECTRIC PEDESTAL | EACH | \$5,000.00 | 3 | \$15,000 |
| 660(15A) | RELOCATE/ADJUST TRAFFIC CONTROL EQUIPMENT | EACH | \$10,000.00 | 2 | \$20,000 |
| 660(18) | ADJUST JUNCTION BOX | EACH | \$300.00 | 12 | \$3,600 |
| 660(34A) | RELOCATE OVERHEAD ELECTRIC WIRES | LINEAR FOOT | | | |
| 660(34B) | RELOCATE UNDERGROUND ELECTRIC WIRES | LINEAR FOOT | \$100.00 | 2,800 | \$280,000 |
| 661 | RELOCATE/ADJUST PAD-MOUNT ELECTRICAL EQUIPMENT | EACH | \$10,000.00 | 2 | \$20,000 |
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|---------------------------------|-----------|
| BASIC BID TOTAL | \$530,600 |
| CONTINGENCY @ 15% | \$79,590 |
| CONSTRUCTION ENGINEERING AT 15% | \$79,590 |
| SUB TOTAL | \$689,780 |
| ICAP AT 5.28% | \$36,420 |
| CONSTRUCTION TOTAL | \$726,200 |

**VICTOR ROAD - ENGINEERS ESTIMATE (ACS) 9/12/07
100TH AVENUE TO DIMOND BOULEVARD
STP-0001(232)/55027**

| Item No. | Pay Item | Pay Unit | Unit Price | Quantity | Amount |
|----------|------------------------------------|-------------|------------|----------|-----------|
| 604(4A) | ADJUST TELEPHONE MANHOLE | EACH | \$2,500.00 | 2 | \$5,000 |
| 604(4C) | RELOCATE/ADJUST TELEPHONE PEDESTAL | EACH | \$2,500.00 | 4 | \$10,000 |
| 660(40A) | RELOCATE OH TELEPHONE WIRES | LINEAR FOOT | \$65.00 | 400 | \$26,000 |
| 660(40B) | RELOCATE UG TELEPHONE WIRES | LINEAR FOOT | \$100.00 | 2,410 | \$241,000 |
| | | | | | |

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|---------------------------------|-----------|
| BASIC BID TOTAL | \$282,000 |
| CONTINGENCY @ 15% | \$42,300 |
| CONSTRUCTION ENGINEERING AT 15% | \$42,300 |
| SUB TOTAL | \$366,600 |
| ICAP AT 5.28% | \$19,356 |
| CONSTRUCTION TOTAL | \$385,956 |

VICTOR ROAD - ENGINEERS ESTIMATE (GCI) 9/12/07
100TH AVENUE TO DIMOND BOULEVARD
STP-0001(232)/55027

| Item No. | Pay Item | Pay Unit | Unit Price | Quantity | Amount |
|----------|-------------------------------------|-------------|-------------|----------|----------|
| 660(50A) | RELOCATE OH CABLE WIRES | LINEAR FOOT | \$30.00 | 400 | \$12,000 |
| 660(50B) | RELOCATE UG CABLE WIRES | LINEAR FOOT | \$35.00 | 500 | \$17,500 |
| 660(50C) | RELOCATE/ADJUST FIBER OPTIC CABINET | EACH | \$10,000.00 | 2 | \$20,000 |
| | | | | | |

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|---------------------------------|----------|
| BASIC BID TOTAL | \$49,500 |
| CONTINGENCY @ 15% | \$7,425 |
| CONSTRUCTION ENGINEERING AT 15% | \$7,425 |
| SUB TOTAL | \$64,350 |
| ICAP AT 5.28% | \$3,398 |
| CONSTRUCTION TOTAL | \$67,748 |

VICTOR ROAD - ENGINEERS ESTIMATE (AWWU) 9/12/07
100TH AVENUE TO DIMOND BOULEVARD
STP-0001(232)/55027

| Item No. | Pay Item | Pay Unit | Unit Price | Quantity | Amount |
|----------|--|-------------|------------|----------|----------|
| 202(5) | REMOVAL OF SANITARY SEWER PIPE | LINEAR FOOT | \$30.00 | 500 | \$15,000 |
| 604(2A) | SANITARY SEWER MANHOLE, TYPE A | EACH | \$6,000.00 | 2 | \$12,000 |
| 604(3) | RECONSTRUCT EXISTING MANHOLE | EACH | \$2,000.00 | 3 | \$6,000 |
| 604(4B) | ADJUST EXISTING CLEANOUT | EACH | \$1,600.00 | 1 | \$1,600 |
| 626(1-8) | 8 INCH DUCTILE IRON SANITARY SEWER CONDUIT | LINEAR FOOT | \$45.00 | 500 | \$22,500 |
| 627(4) | FIRE HYDRANT ADJUSTMENT | EACH | \$2,500.00 | 2 | \$5,000 |
| 627(6) | FIRE HYDRANT RELOCATION | EACH | | | |
| 627(7) | FIRE HYDRANT REMOVAL | EACH | \$3,500.00 | 1 | \$3,500 |
| 627(10) | ADJUSTMENT OF VALVE BOX | EACH | \$500.00 | 23 | \$11,500 |
| | | | | | |

| | |
|---------------------------------|-----------|
| BASIC BID TOTAL | \$77,100 |
| CONTINGENCY @ 15% | \$11,565 |
| CONSTRUCTION ENGINEERING AT 15% | \$11,565 |
| SUB TOTAL | \$100,230 |
| ICAP AT 5.28% | \$5,292 |
| CONSTRUCTION TOTAL | \$105,522 |

VICTOR ROAD - ENGINEERS ESTIMATE (Enstar) 9/12/07
100TH AVENUE TO DIMOND BOULEVARD
STP-0001(232)/55027

| Item No. | Pay Item | Pay Unit | Unit Price | Quantity | Amount |
|----------|------------------------------|-------------|------------|----------|-----------|
| | RELOCATE 6" PLASTIC GAS MAIN | LINEAR FOOT | \$100.00 | 1,020 | \$102,000 |
| | RELOCATE 4" STEEL GAS MAIN | LINEAR FOOT | \$75.00 | 1,890 | \$141,750 |
| | RELOCATE 2" STEEL GAS MAIN | LINEAR FOOT | \$50.00 | 700 | \$35,000 |
| | | | | | |

| | |
|---------------------------------|------------------|
| BASIC BID TOTAL | \$278,750 |
| CONTINGENCY @ 15% | \$41,813 |
| CONSTRUCTION ENGINEERING AT 15% | \$41,813 |
| SUB TOTAL | \$362,375 |
| ICAP AT 5.28% | \$19,133 |
| CONSTRUCTION TOTAL | \$381,508 |