



Date: 02/28/2023

The following is an engineers estimate of construction costs for budget purposes only. The estimate is based on the Construction Plans Prepared by SEG dated 02/28/2023 with assumed utilities. Refer to the attached plan. SEG provides no guarantee of accuracy and recommends additional budget estimates be provided by the project construction manager.

Items excluded from the estimate include, but not limited to, the following:

- *Buildings / arch concrete & Fuel Center
- *Tap Fees
- *Construction Management
- *Electrical - Site Lighting
- *Cut-Off Walls / Retaining Walls

Assumed stormwater storage: $V_r = C \times (P/12) \times A$
 $C \times (P/12) \times A = V_r$ $V_r = 230,326 \text{ CF}$

Item	Desc.	Quantity	Unit	Price per Unit	Cost	Sub total
OnSite Cost						
REMOVALS						
	Clearing/Strip organics	21	AC	\$2,250.00	\$47,587.50	
						\$47,587.50
SANITARY						
	6" Sewer Tap	7	EA	\$720.00	\$5,040.00	
	6" PVC SDR-35	441	LF	\$66.00	\$29,106.00	
	8" PVC SDR-35	1,709	LF	\$78.00	\$133,302.00	
	4' Dia. Manhole	6	EA	\$7,488.00	\$44,928.00	
	5' Dia. Manhole	3	EA	\$7,800.00	\$23,400.00	
	Clean Out	1	EA	\$792.00	\$792.00	
						\$236,568.00
WATER						
	Connect to Existing, Road Crossing	3	EA	\$21,600.00	\$64,800.00	
	8" DIP Water Main	4,439	LF	\$142.50	\$632,557.50	
	6" DIP Fire Line	359	LF	\$82.50	\$29,617.50	
	Fire Hydrant Assembly (includes GV)	12	EA	\$4,375.00	\$52,500.00	
	8"x6"x8" tee	16	EA	\$1,300.00	\$20,800.00	
	8"x8"x8" tee	10	EA	\$1,300.00	\$13,000.00	
	8" Gate Valve, Box & Cover	19	EA	\$2,760.00	\$52,440.00	
	6" Gate Valve, Box & Cover	8	EA	\$2,160.00	\$17,280.00	
	1" Copper Type "k"	100	LF	\$14.40	\$1,440.00	
	1.5" Copper Type "k"	12	LF	\$16.80	\$201.60	
	2" Copper Type "k"	178	LF	\$26.40	\$4,699.20	
	3" Copper Type "k"	65	LF	\$30.00	\$1,950.00	
	1" Domestic Services Connection	6	EA	\$720.00	\$4,320.00	
	1.5" Domestic Services Connection	1	EA	\$720.00	\$720.00	
	2" Domestic Services Connection	10	EA	\$1,152.00	\$11,520.00	
	3" Domestic Services Connection	1	EA	\$1,440.00	\$1,440.00	
	1" RPBFP	6	EA	\$1,980.00	\$11,880.00	
	1.5" RPBFP	1	EA	\$1,980.00	\$1,980.00	
	2" RPBFP	10	EA	\$2,520.00	\$25,200.00	
	3" RPBFP	1	EA	\$2,640.00	\$2,640.00	
						\$950,985.80
STORM						
	8" HDPE	33	LF	\$50.40	\$1,663.20	
	12" HDPE	306	LF	\$50.40	\$15,422.40	
	18" HDPE	2,070	LF	\$85.20	\$176,364.00	
	24" HDPE	918	LF	\$85.20	\$78,213.60	
	30" HDPE	223	LF	\$115.20	\$25,689.60	
	36" HDPE	230	LF	\$116.40	\$26,772.00	



	120" CMP	153,231	CF	\$24.00	\$3,677,544.00	
	48" Dia. Manhole	1	EA	\$7,440.00	\$7,440.00	
	Catch Basin MAG 535	23	EA	\$3,000.00	\$69,000.00	
	24" Nyloplast Basin	5	EA	\$3,000.00	\$15,000.00	
	30" Nyloplast Basin	1	EA	\$3,000.00	\$3,000.00	
	Maxwell Plus Drywell, 2 chamber, 35' dp	7	EA	\$30,000.00	\$210,000.00	
	Envibro drop inlet	1	EA	\$36,000.00	\$36,000.00	
	Bubble-up inlet w/ trash rack	2	EA	\$3,600.00	\$7,200.00	
	Rock Rip-Rap	70	SY	\$136.80	\$9,576.00	
						\$6,953,707.20
PAVEMENT						
	6" Concrete Curb & Gutter	11,998	LF	\$21.60	\$259,156.80	
	6" Concrete Curb	4,486	LF	\$10.80	\$48,448.80	
	Extruded curb	592	LF	\$14.40	\$8,524.80	
	3" Asphalt / 7" Aggregate (LD)	17,628	SY	\$36.00	\$634,608.00	
	4" Asphalt / 8" Aggregate (HD)	22,142	SY	\$42.00	\$929,964.00	
	Concrete pedestrian crossing (Stamped)	309	SY	\$7.00	\$2,163.00	
	Conc. Driveway (Stamped)	7,214	SF	\$7.00	\$50,498.00	
	Concrete Sidewalk	27,247	SF	\$15.00	\$408,705.00	
	ADA ramps	33	EA	\$3,000.00	\$99,000.00	
						\$2,441,068.40
STRIPING & SIGNAGE						
	HC signage, including footing	97	EA	\$210.00	\$20,370.00	
	ADA space	22	EA	\$79.20	\$1,742.40	
	Crosswalk Hatching	348	SF	\$1.08	\$375.84	
	Direction Arrow	59	EA	\$60.00	\$3,540.00	
						\$26,028.24
MISC						
	Landscaping / irrigation	169,581	SF	\$0.70	\$118,706.70	
	Import Engineered Fill	24,437	CY	\$22.00	\$537,614.00	
	Cut and Fill, 150' haul, 12" lift	64,481	CY	\$7.00	\$451,367.00	
	Assemble & Install Cart Corral	11	EA	\$138.75	\$1,526.25	
	Pole Site Lighting	29	EA	\$5,000.00	\$145,000.00	
	Bollards	58	EA	\$250.00	\$14,500.00	
	Screen Walls (3' high)	937	LF	\$111.25	\$104,241.25	
						\$1,372,955.20
ONSITE SUB TOTAL						\$12,054,928.58
Off-Site Cost Town of Gilbert						
E. Elliot Road						
REMOVAL						
	Curb Removal	937	LF	\$10.00	\$9,370.00	
	Sawcut asphalt pavement	940	LF	\$7.50	\$7,050.00	
						\$16,420.00
PAVEMENT						
	6" Concrete Curb & Gutter	2,357	LF	\$21.60	\$50,911.20	
	6" Concrete Curb	320	LF	\$14.40	\$4,608.00	
	Concrete Sidewalk	608	SF	\$18.00	\$10,944.00	
	Concrete Valley Gutter	610	LF	\$14.40	\$8,784.00	
	ADA Ramp	10	EA	\$3,000.00	\$30,000.00	
	Concrete drive Entry	159	SY	\$15.00	\$2,385.00	
	Heavy duty	5,810	SY	\$42.00	\$244,020.00	
	Multi-Use Path	826	SY	\$6.60	\$5,451.60	
	18 HDPE	39	LF	\$85.20	\$3,322.80	
						\$360,426.60
MISC						
	Traffic Signal	1	LS	\$500,000.00	\$500,000.00	
	Underground overhead 60 Kv	995	LF	\$60.00	\$59,700.00	
						\$559,700.00
STRIPING & SIGNAGE						
	Single arrow	4	EA	\$62.50	\$250.00	

	6" Solid white	913	EA	\$0.48	\$438.24	
	8" Solid white	1,058	EA	\$0.48	\$507.84	
	12" Solid white	242	LF	\$0.48	\$116.16	
	18" Solid white	55	EA	\$0.48	\$26.40	
	4" Double Yellow	679	SF	\$1.08	\$733.32	
						\$2,071.96
OFFSITE SEWER						
	10" PVC SDR-35	32	LF	\$132.00	\$4,224.00	
	8" PVC SDR-35	307	LF	\$78.00	\$23,946.00	
	8" PVC SDR-26	1200	LF	\$86.00	\$103,200.00	
	5' MANHOLE	4	LF	\$8,250.00	\$33,000.00	
						\$164,370.00
Off-Site Cost Town of Mesa						
S. Power road						
REMOVAL						
	Curb Removal	1,500	LF	\$10.00	\$15,000.00	
	Sawcut asphalt pavement	1,680	LF	\$7.50	\$12,600.00	
						\$27,600.00
PAVEMENT						
	6" Concrete Curb & Gutter	1,038	LF	\$21.60	\$22,420.80	
	6" Concrete Curb	314	LF	\$14.40	\$4,521.60	
	Conc. Drive Entry	0	SY	\$150.00	\$0.00	
	Concrete Valley Gutter	350	LF	\$14.40	\$5,040.00	
	ADA Ramp	5	EA	\$3,000.00	\$15,000.00	
	Heavy duty	5,523	SY	\$42.00	\$231,966.00	
	Multi-Use Path	0	SY	\$6.60	\$0.00	
	18 HDPE	11	LF	\$85.20	\$937.20	
						\$293,214.60
STRIPING & SIGNAGE						
	6" Solid white	1,273	EA	\$0.48	\$611.04	
	8" Solid white	2,618	EA	\$0.54	\$1,413.72	
	12" Solid white	124	LF	\$0.60	\$74.40	
	18" Solid white	118	EA	\$0.66	\$77.88	
	Single Arrow	6	EA	\$62.52	\$375.12	
						\$2,552.16
OFFSITE SUB TOTAL						\$1,409,935.32
ONSITE AND OFFSITE COST SUBTOTAL						\$13,464,863.90
	Contingency for items not known		LS	10%	\$1,346,486.39	\$14,811,350.29
	Erosion Control & Pollution Prev		LS	1%	\$148,113.50	\$14,959,463.79
ONSITE AND OFFSITE COST TOTAL						\$14,959,463.79
					COST PER SF:	\$14.80
	Area (SF)	Area (Ac)				
TOTAL PARCEL AREA	1,011,069	23.21				
Approximate Fry's Portion	578,571	13.28				
remainder	432,498	9.93				
					TOTAL ESTIMATED COST	\$14,959,463.79
					FRY'S PRO RATA	57.22% \$8,560,357.33
					REMAINDER	42.78% \$6,399,106.46
TOTAL COST AFTER IMPACT and PERMIT FEES FOR FRY'S ONLY						
11170	ANTICIPATED ENTITLEMENT & PERMIT FEES (\$11,170 x 75.65%)					\$6,392
	TOTAL IMPACT FEES:					\$334,261
					TOTAL Fry's COST AFTER IMPACT FEES:	\$8,901,010.22
					COST PER SF:	\$15.38
TOTAL COST AFTER IMPACT and PERMIT FEES FOR REMAINDER ONLY						
	ANTICIPATED ENTITLEMENT & PERMIT FEES (\$11,170 x 24.35%)					\$4,778
	TOTAL IMPACT FEES:					\$156,701
					TOTAL Remainder COST AFTER IMPACT FEES:	\$6,560,585.58

- 1 **Costs of dry utilities to be verified / determined.**
- 2 **Traffic Impact Related Improvements**