



August 11, 2021

David De Angelis
Village Manager
Village of Elm Grove
13600 Juneau Boulevard
Elm Grove, WI 53122

**Re: Independent Evaluation of TIF Eligible Construction Costs
Mandel Group's Elm Grove Campus Redevelopment Project**

Dear Mr. De Angelis,

In accordance with our recent agreed proposal for services we have reviewed and evaluated the costs presented by the developer (Mandel Group) associated with the TIF eligible components of the School Sisters of Elm Grove development proposal. The following summarizes our approach, evaluation and recommendation.

Approach

Our approach to this task included receipt and review of available documentation to understand the background to the TIF funds request and evaluating if additional information was available regarding the components to be evaluated. We then used the available documentation to develop an Independent Conceptual Cost Estimate of the components. Using our Independent Cost Estimate we then compared against the costs proposed by Mandel Group and evaluated to develop our recommendation.

Evaluation

We received a significant amount of information for our use in evaluation of the proposed costs. Documents reviewed included the latest Board submittal along with all associated support documents and appendices. We also reviewed the TIF funds request documentation from the developer as well as the developer's project estimate and all available associated utility plans and layouts.

Using this information we then developed our Independent Cost Estimate (see attached). The Cost Estimate includes assumptions and exclusions and is summarized by each of the five main components of the request which include; Historic Building Rehabilitation, Underground Parking, Demolition & Abatement, Utilities and Earthwork associated with Utilities. Further detail to support how we arrived at these estimated costs is also included in our estimate document. It should be noted that there is ongoing volatility in the construction materials market due to the effects of the pandemic on both the production and supply of materials. The impact of ongoing global raw material shortages and fuel price increases adds to the overall spike in material pricing coupled with the increased demand for construction that the construction industry is now seeing. These factors have been included in our estimate.

Upon completion of our estimate we were able to compare the estimated costs of the TIF components with those presented by Mandel as follows:

<u>Component</u>	<u>Mandel</u>	<u>Concord</u>
Historic Building Rehabilitation	\$3,500,000	\$3,618,284
Underground Parking	\$7,500,000	\$9,662,802
Demolition & Abatement	\$1,400,000	\$1,530,838
Utilities (Storm, Sanitary, Water)	\$2,400,000	\$2,010,873
Earthwork associated w/ Utilities	\$300,000	\$452,282
TOTALS	\$15,100,000	\$16,822,798

The above comparison indicates that the costs are generally in line with what could be expected in the current market. Our assumption is that our estimated costs account for some of the ongoing market volatility and current market that Mandel's costs may not account for the most recent cost increases in concrete, rebar etc. To evaluate the variances specifically in the Underground Parking costs and the Utilities Cost we would need a more detailed breakdown from Mandel for those components. But based on the conceptual nature of the information available we feel the above proposed costs are within the tolerances expected at this stage of design.

Recommendation

Based on the above analysis it is our professional opinion that the TIF related costs as presented by Mandel are reasonable and accurately reflect the general scope of the components studied. We agree that these are significant costs that would not typically be associated with similar developments and that these costs would potentially be prohibitive to any type of development on the property. The above study also confirms that the cost of the TIF related components is significantly more than the actual TIF funds request. Therefore we would recommend that the Village consider the approval of the TIF funds request.

Please don't hesitate to contact us if you have any questions or need any additional information.

Sincerely, John Duggan



Chief Operations Officer/Principal
The Concord Group

JD/2021A166
Attachments: Conceptual Cost Estimate, dated 8/10/21

School Sisters of Notre Dame

Campus Redevelopment

TIF Evaluation

13105 Watertown Plank Rd.
Elm Grove, WI 53122

Conceptual Estimate
August 10, 2021

Project: 2021A167

Prepared For:
Village of Elm Grove

BIDDING PROCESS - MARKET CONDITIONS

This document is based on the measurement and pricing of quantities wherever information is provided and/or reasonable assumptions for other work not covered in the drawings or specifications, as stated within this document. Unit rates have been generated from current material/labor rates, historical production data, and discussions with relevant subcontractors and material suppliers. The unit rates reflect current bid costs in the area. All unit rates relevant to subcontractor work include the subcontractors overhead and profit unless otherwise stated.

Pricing reflects probable construction costs obtainable in the Elm Grove, Wisconsin area on the bid date. This estimate is a determination of fair market value for the construction of this project. It is not a prediction of low bid. Pricing assumes competitive bidding for every portion of the construction work for all subcontractors with a minimum of 3 bidders for all items of subcontracted work and a with a minimum of 3 bidders for a general contractor. Experience indicates that a fewer number of bidders may result in higher bids, conversely an increased number of bidders may result in more competitive bids.

Since The Concord Group has no control over the cost of labor, material, equipment, or over the contractor's method of determining prices, or over the competitive bidding or market conditions at the time of bid, this statement of probable construction cost is based on industry practice, professional experience and qualifications, and represents The Concord Group's best judgment as professional construction cost consultants familiar with the construction industry. However, The Concord Group cannot and does not guarantee that the proposals, bids, or the construction cost will not vary from opinions of probable cost prepared by them.

CURRENT MARKET CONDITIONS

It should be noted that there is ongoing volatility in the construction materials market due to the effects of the pandemic on both the production and supply of materials. Due to the lack of in stock materials suppliers are struggling to fulfill orders in a timely manner, which in turn leads to much longer than normal lead times. The impact of ongoing global raw material shortages and fuel price increases adds to the overall spike in material pricing coupled with the increased demand for construction that the construction industry is now seeing. These factors should be considered when determining the bidding strategy and schedule for projects.

ASSUMED CONSTRUCTION PARAMETERS

The pricing is based on the following project parameters:

1. All contractors will be required to pay prevailing wages.
2. The contractors will have full access to the site during normal working hours
3. Estimate includes pricing as of August 2021.

EXCLUSIONS

The following are excluded from the cost of this estimate:

1. Professional Design Fees
2. Testing Fees
3. Owner Contingencies/Scope Changes
4. Construction Contingency
5. Premium Time / Restrictions on Contractor Working Hours
6. Cost Escalation
7. Finance and Legal Charges
8. Contaminated Soil Removal
9. Structurally Unsuitable Soil Removal
10. Temporary Owner Facilities
11. Loose Furniture
12. Equipment (Owner Furnished/Installed)
13. Artwork
14. Third Party Commissioning
15. Non-fixed Audio/Visual Equipment & Wiring
16. Telephone / Data Equipment & Wiring
17. Moisture Mitigation
18. Future Cost Impacts Based on Supply Chain Impacts
19. Watermain from Wauwatosa to Elm Grove
20. Foundations & Slabs at Parking Garage

COST SUMMARY

**BUILDING
TOTAL**

HISTORIC BUILDINGS REHABILITATION	\$3,618,284
UNDERGROUND PARKING	\$9,662,802
DEMOLITION & ABATEMENT	\$1,530,838
UTILITIES (STORMWATER, SANITARY, WATER)	\$2,010,873
EARTHWORK ASSOCIATED WITH UTILITIES	\$452,282

TOTAL ESTIMATED CONSTRUCTION COSTS \$16,822,798

HISTORIC BUILDINGS REHABILITATION		85,640 GSF	\$/SF	BUILDING TOTAL
01000	GENERAL REQUIREMENTS		\$0.00	\$0
02000	EXISTING CONDITIONS		\$0.00	\$0
03000	CONCRETE		\$0.00	\$0
04000	MASONRY		\$17.08	\$1,462,824
05000	METALS		\$0.00	\$0
06000	WOODS, PLASTICS & COMPOSITES		\$0.00	\$0
07000	THERMAL & MOISTURE PROTECTION SYSTEM		\$5.30	\$453,587
08000	OPENINGS		\$11.63	\$996,365
09000	FINISHES		\$1.17	\$100,000
10000	SPECIALTIES		\$0.00	\$0
11000	EQUIPMENT		\$0.00	\$0
12000	FURNISHINGS		\$0.00	\$0
13000	SPECIAL CONSTRUCTION		\$0.00	\$0
14000	CONVEYING EQUIPMENT		\$0.00	\$0
21000	FIRE SUPPRESSION		\$0.00	\$0
22000	PLUMBING		\$0.00	\$0
23000	HEATING, VENTILATING & AIR CONDITIONING		\$0.00	\$0
26000	ELECTRICAL		\$0.00	\$0
27000	COMMUNICATIONS		\$0.00	\$0
28000	ELECTRONIC SAFETY AND SECURITY		\$0.00	\$0
31000	EARTHWORK		\$0.00	\$0
32000	EXTERIOR IMPROVEMENTS		\$0.00	\$0
33000	UTILITIES		\$0.00	\$0
SUBTOTAL			\$35.18	\$3,012,777
	DESIGN CONTINGENCY	10.0%	\$3.52	\$301,278
	GENERAL CONDITIONS/INSURANCE	6.0%	\$2.32	\$198,843
	CONTRACTOR'S FEES	3.0%	\$1.23	\$105,387
TOTAL ESTIMATED CONSTRUCTION COSTS			\$42.25	\$3,618,284

UNDERGROUND PARKING		146,984 GSF	\$/SF	BUILDING TOTAL
01000	GENERAL REQUIREMENTS		\$0.00	\$0
02000	EXISTING CONDITIONS		\$0.00	\$0
03000	CONCRETE		\$37.51	\$5,512,926
04000	MASONRY		\$1.04	\$153,598
05000	METALS		\$1.88	\$276,737
06000	WOODS, PLASTICS & COMPOSITES		\$0.14	\$20,152
07000	THERMAL & MOISTURE PROTECTION SYSTEM		\$2.31	\$339,806
08000	OPENINGS		\$0.17	\$25,667
09000	FINISHES		\$0.00	\$0
10000	SPECIALTIES		\$0.14	\$19,858
11000	EQUIPMENT		\$0.00	\$0
12000	FURNISHINGS		\$0.00	\$0
13000	SPECIAL CONSTRUCTION		\$0.00	\$0
14000	CONVEYING EQUIPMENT		\$1.37	\$201,736
21000	FIRE SUPPRESSION		\$0.00	\$3
22000	PLUMBING		\$1.50	\$220,535
23000	HEATING, VENTILATING & AIR CONDITIONING		\$1.16	\$170,898
26000	ELECTRICAL		\$4.51	\$662,913
27000	COMMUNICATIONS		\$0.00	\$0
28000	ELECTRONIC SAFETY AND SECURITY		\$0.00	\$0
31000	EARTHWORK		\$0.00	\$0
32000	EXTERIOR IMPROVEMENTS		\$3.00	\$440,937
33000	UTILITIES		\$0.00	\$0
SUBTOTAL			\$54.74	\$8,045,764
	DESIGN CONTINGENCY	10.0%	\$5.47	\$804,576
	GENERAL CONDITIONS/INSURANCE	6.0%	\$3.61	\$531,020
	CONTRACTOR'S FEES	3.0%	\$1.91	\$281,441
TOTAL ESTIMATED CONSTRUCTION COSTS			\$65.74	\$9,662,802

DEMOLITION & ABATEMENT		159,694	GSF	\$/SF	BUILDING TOTAL
01000	GENERAL REQUIREMENTS			\$0.00	\$0
02000	EXISTING CONDITIONS			\$7.98	\$1,274,657
03000	CONCRETE			\$0.00	\$0
04000	MASONRY			\$0.00	\$0
05000	METALS			\$0.00	\$0
06000	WOODS, PLASTICS & COMPOSITES			\$0.00	\$0
07000	THERMAL & MOISTURE PROTECTION SYSTEM			\$0.00	\$0
08000	OPENINGS			\$0.00	\$0
09000	FINISHES			\$0.00	\$0
10000	SPECIALTIES			\$0.00	\$0
11000	EQUIPMENT			\$0.00	\$0
12000	FURNISHINGS			\$0.00	\$0
13000	SPECIAL CONSTRUCTION			\$0.00	\$0
14000	CONVEYING EQUIPMENT			\$0.00	\$0
21000	FIRE SUPPRESSION			\$0.00	\$0
22000	PLUMBING			\$0.00	\$0
23000	HEATING, VENTILATING & AIR CONDITIONING			\$0.00	\$0
26000	ELECTRICAL			\$0.00	\$0
27000	COMMUNICATIONS			\$0.00	\$0
28000	ELECTRONIC SAFETY AND SECURITY			\$0.00	\$0
31000	EARTHWORK			\$0.00	\$0
32000	EXTERIOR IMPROVEMENTS			\$0.00	\$0
33000	UTILITIES			\$0.00	\$0
SUBTOTAL				\$7.98	\$1,274,657
	DESIGN CONTINGENCY	10.0%		\$0.80	\$127,466
	GENERAL CONDITIONS/INSURANCE	6.0%		\$0.53	\$84,127
	CONTRACTOR'S FEES	3.0%		\$0.28	\$44,588
TOTAL ESTIMATED CONSTRUCTION COSTS				\$9.59	\$1,530,838

UTILITIES (STORMWATER, SANITARY, WATER)		N/A GSF	\$/SF	BUILDING TOTAL
01000	GENERAL REQUIREMENTS			\$0
02000	EXISTING CONDITIONS			\$0
03000	CONCRETE			\$0
04000	MASONRY			\$0
05000	METALS			\$0
06000	WOODS, PLASTICS & COMPOSITES			\$0
07000	THERMAL & MOISTURE PROTECTION SYSTEM			\$0
08000	OPENINGS			\$0
09000	FINISHES			\$0
10000	SPECIALTIES			\$0
11000	EQUIPMENT			\$0
12000	FURNISHINGS			\$0
13000	SPECIAL CONSTRUCTION			\$0
14000	CONVEYING EQUIPMENT			\$0
21000	FIRE SUPPRESSION			\$0
22000	PLUMBING			\$0
23000	HEATING, VENTILATING & AIR CONDITIONING			\$0
26000	ELECTRICAL			\$0
27000	COMMUNICATIONS			\$0
28000	ELECTRONIC SAFETY AND SECURITY			\$0
31000	EARTHWORK			\$0
32000	EXTERIOR IMPROVEMENTS			\$0
33000	UTILITIES			\$1,674,360
SUBTOTAL				\$1,674,360
	DESIGN CONTINGENCY	10.0%		\$167,436
	GENERAL CONDITIONS/INSURANCE	6.0%		\$110,508
	CONTRACTOR'S FEES	3.0%		\$58,569
TOTAL ESTIMATED CONSTRUCTION COSTS				\$2,010,873

EARTHWORK ASSOCIATED WITH UTILITIES		N/A GSF	\$/SF	BUILDING TOTAL
01000	GENERAL REQUIREMENTS			\$0
02000	EXISTING CONDITIONS			\$0
03000	CONCRETE			\$0
04000	MASONRY			\$0
05000	METALS			\$0
06000	WOODS, PLASTICS & COMPOSITES			\$0
07000	THERMAL & MOISTURE PROTECTION SYSTEM			\$0
08000	OPENINGS			\$0
09000	FINISHES			\$0
10000	SPECIALTIES			\$0
11000	EQUIPMENT			\$0
12000	FURNISHINGS			\$0
13000	SPECIAL CONSTRUCTION			\$0
14000	CONVEYING EQUIPMENT			\$0
21000	FIRE SUPPRESSION			\$0
22000	PLUMBING			\$0
23000	HEATING, VENTILATING & AIR CONDITIONING			\$0
26000	ELECTRICAL			\$0
27000	COMMUNICATIONS			\$0
28000	ELECTRONIC SAFETY AND SECURITY			\$0
31000	EARTHWORK			\$376,594
32000	EXTERIOR IMPROVEMENTS			\$0
33000	UTILITIES			\$0
SUBTOTAL				\$376,594
	DESIGN CONTINGENCY	10.0%		\$37,659
	GENERAL CONDITIONS/INSURANCE	6.0%		\$24,855
	CONTRACTOR'S FEES	3.0%		\$13,173
TOTAL ESTIMATED CONSTRUCTION COSTS				\$452,282

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
HISTORIC BUILDINGS REHABILITATION				
04000 MASONRY				
04200 Exterior Masonry Restoration				
Exterior facade tuckpointing, cleaning & misc. masonry repair	50,580	SQFT	28.92	1,462,824
SUBTOTAL: Exterior Masonry Restoration				\$1,462,824
TOTAL: MASONRY				\$1,462,824
07000 THERMAL & MOISTURE PROTECTION				
07400 Roofing				
Remove & replace roof system	17,128	SQFT	26.48	453,587
SUBTOTAL: Roofing				\$453,587
TOTAL: THERMAL & MOISTURE PROTECTION				\$453,587
08000 OPENINGS				
08100 Windows				
Window repair allowance	10,116	SQFT	98.49	996,365
SUBTOTAL: Windows				\$996,365
TOTAL: OPENINGS				\$996,365
09000 FINISHES				
09900 Miscellaneous Finishes				
Interior historic element finish repair allowance	1	LSUM	100,000.00	100,000
SUBTOTAL: Miscellaneous Finishes				\$100,000
TOTAL: FINISHES				\$100,000
TOTAL: HISTORIC BUILDINGS REHABILITATION				\$3,012,777

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
UNDERGROUND PARKING				
03000 CONCRETE				
03100 Concrete Formwork				
Formwork for basement walls	102,300	SQFT	12.40	1,268,049
Formwork for elevated slab & beams	146,984	SQFT	10.76	1,580,857
Formwork for columns	16,368	SQFT	9.37	153,357
SUBTOTAL: Concrete Formwork				\$3,002,263
03200 Concrete Reinforcement				
Reinforcement in basement walls, avg 150 lbs/cy	166	TONS	2,444.76	405,831
Reinforcement in columns, avg 300 lbs/cy	46	TONS	2,289.79	105,330
Post tensioning reinforcement strands in elevated beams & slab, ungrouted, avg 0.8 lbs/sf	59	TONS	4,529.36	267,232
Reinforcement in suspended slab & beams, avg 3.1 lbs/sf	228	TONS	2,769.68	631,488
SUBTOTAL: Concrete Reinforcement				\$1,409,881
03300 Cast in Place Concrete				
Concrete in basement walls	2,217	CUYD	157.85	349,944
Concrete in elevated slabs & beams	4,537	CUYD	149.32	677,457
Concrete in columns	303	CUYD	242.18	73,381
SUBTOTAL: Cast in Place Concrete				\$1,100,782
TOTAL: CONCRETE				\$5,512,926
04000 MASONRY				
04300 Interior Masonry				
Partition, 8" CMU partition	8,964	SQFT	17.14	153,598
SUBTOTAL: Interior Masonry				\$153,598
TOTAL: MASONRY				\$153,598
05000 METALS				
05300 Stairs				
Concrete filled metal pan stair	8	EACH	25,000.00	200,000
SUBTOTAL: Stairs				\$200,000
05400 Metal Fabrications				
Miscellaneous angles, channels, lintels, etc.	146,984	SQFT	0.49	72,360
Elevator pit ladder	6	EACH	729.40	4,376
SUBTOTAL: Metal Fabrications				\$76,737
TOTAL: METALS				\$276,737
06000 WOODS, PLASTICS & COMPOSITES				
06200 Rough Carpentry				
Miscellaneous wood blocking & rough carpentry	146,984	SQFT	0.14	20,152
SUBTOTAL: Rough Carpentry				\$20,152

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
TOTAL: WOODS, PLASTICS & COMPOSITES				\$20,152
07000 THERMAL & MOISTURE PROTECTION				
07100 Dampproofing & Waterproofing				
Waterproofing at basement walls	51,150	SQFT	6.15	314,480
SUBTOTAL: Dampproofing & Waterproofing				\$314,480
07800 Caulking & Sealants				
Miscellaneous caulking & sealants	146,984	SQFT	0.17	25,325
SUBTOTAL: Caulking & Sealants				\$25,325
TOTAL: THERMAL & MOISTURE PROTECTION				\$339,806
08000 OPENINGS				
08400 Interior Doors, Frames, & Hardware				
Door, frame & hardware - single	8	EACH	2,052.10	16,417
Door, frame & hardware - double	3	EACH	3,083.36	9,250
SUBTOTAL: Interior Doors, Frames, & Hardware				\$25,667
TOTAL: OPENINGS				\$25,667
10000 SPECIALTIES				
10200 Signage				
Interior wayfinding signage - allowance	146,984	SQFT	0.14	19,858
SUBTOTAL: Signage				\$19,858
TOTAL: SPECIALTIES				\$19,858
14000 CONVEYING EQUIPMENT				
14200 Electric Traction Elevators				
Electric traction elevator, MRL, passenger, 3500 lbs, allows 1 stop only	6	EACH	33,622.73	201,736
SUBTOTAL: Electric Traction Elevators				\$201,736
TOTAL: CONVEYING EQUIPMENT				\$201,736
21000 FIRE SUPPRESSION				
21300 Sprinkler Heads & Piping				
Wet sprinkler system	1	SQFT	2.75	3
SUBTOTAL: Sprinkler Heads & Piping				\$3
TOTAL: FIRE SUPPRESSION				\$3
22000 PLUMBING				
22400 Domestic Water, Waste & Vent, & Storm Drainage Piping				
Storm drainage pipe, fittings, and supports, trench drains, sump pumps, etc.	146,984	SQFT	1.50	220,535
SUBTOTAL: Domestic Water, Waste & Vent, & Storm Drainage Piping				\$220,535
TOTAL: PLUMBING				\$220,535
23000 HEATING VENTILATION & AIR CONDITIONING				

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
23200 Ventilation & Exhaust HVAC allowance, assumes unit heaters	146,984	SQFT	1.16	170,898
SUBTOTAL: Ventilation & Exhaust				\$170,898
TOTAL: HEATING VENTILATION & AIR CONDITIONING				\$170,898
26000 ELECTRICAL				
26500 Lighting Electrical allowance incl lighting, power, grounding etc.	146,984	SQFT	4.51	662,913
SUBTOTAL: Lighting				\$662,913
TOTAL: ELECTRICAL				\$662,913
32000 EXTERIOR IMPROVEMENTS				
32100 Pavement Traffic coating, vehicle, incl striping	146,984	SQFT	3.00	440,937
SUBTOTAL: Pavement				\$440,937
TOTAL: EXTERIOR IMPROVEMENTS				\$440,937
TOTAL: UNDERGROUND PARKING				\$8,045,764

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
DEMOLITION & ABATEMENT				
02000 EXISTING CONDITIONS				
02100 Selective Demolition				
Demolish masonry building, 1 story	3,018	SQFT	2.03	6,112
Demolish masonry building, 2 story	136,796	SQFT	2.53	346,285
Demolish masonry building, 3 story	19,880	SQFT	3.20	63,566
SUBTOTAL: Selective Demolition				\$415,964
02200 Environmental Abatement				
Environmental abatement of existing buildings to be demolished	159,694	SQFT	3.50	558,945
Environmental abatement of existing building to remain	85,640	SQFT	3.50	299,749
SUBTOTAL: Environmental Abatement				\$858,694
TOTAL: EXISTING CONDITIONS				\$1,274,657
TOTAL: DEMOLITION & ABATEMENT				\$1,274,657

DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
UTILITIES (STORMWATER, SANITARY, WATER)				
33000 UTILITIES				
33100 Selective Site Demolition				
Remove existing fire hydrant	2	EACH	1,229.68	2,459
SUBTOTAL: Selective Site Demolition				\$2,459
33200 Site Water Service				
Domestic water service pipe and fittings, DIP, 12"	1,839	LNFT	74.61	137,203
Domestic water service pipe and fittings, DIP, 8"	2,544	LNFT	50.39	128,182
Domestic water service pipe and fittings, DIP, 6"	369	LNFT	34.13	12,595
Domestic water service pipe and fittings, DIP, 2"	595	LNFT	29.94	17,816
Fire hydrant	9	EACH	5,500.88	49,508
Trench excavation, pipe bedding, and backfill (20" -30" pipe)	4,752	LNFT	59.03	280,507
Trench excavation, pipe bedding, and backfill (<=18" pipe)	595	LNFT	45.72	27,202
SUBTOTAL: Site Water Service				\$653,012
33300 Site Sanitary & Storm Sewer				
RCP storm sewer pipe, 36"	346	LNFT	228.71	79,134
RCP storm sewer pipe, 24"	1,056	LNFT	144.23	152,310
RCP storm sewer pipe, 18"	50	LNFT	74.00	3,700
RCP storm sewer pipe, 15"	433	LNFT	55.26	23,927
RCP storm sewer pipe, 12"	2,149	LNFT	33.06	71,038
RCP storm sewer pipe, 10"	900	LNFT	26.41	23,767
RCP sanitary sewer pipe, 10"	1,016	LNFT	26.41	26,830
RCP sanitary sewer pipe, 8"	586	LNFT	21.02	12,317
RCP sanitary sewer pipe, 6"	1,765	LNFT	16.80	29,644
Manholes	14	EACH	3,876.54	54,272
Catch basin	37	EACH	2,680.65	99,184
Inlets/outlets	17	EACH	2,368.15	40,259
Trench excavation, pipe bedding, and backfill (32" -36" pipe)	346	LNFT	70.06	24,239
Trench excavation, pipe bedding, and backfill (20" -30" pipe)	1,065	LNFT	59.03	62,866
Trench excavation, pipe bedding, and backfill (<=18" pipe)	6,899	LNFT	45.72	315,403
SUBTOTAL: Site Sanitary & Storm Sewer				\$1,018,889
TOTAL: UTILITIES				\$1,674,360
TOTAL: UTILITIES (STORMWATER, SANITARY, WATER)				\$1,674,360



DESCRIPTION	QTY	UM	UNIT COST	TOTAL COST
EARTHWORK ASSOCIATED WITH UTILITIES				
31000 EARTHWORK				
31100 Site Preparation & Excavation				
Excavate for pond/infiltration basin	10,539	CUYD	5.79	61,055
Haul off excavated material as CCDD	10,539	CUYD	29.45	310,395
SUBTOTAL: Site Preparation & Excavation				\$371,449
31200 Site Grading				
Pond clay liner, 24" thk	418	CUYD	12.31	5,145
SUBTOTAL: Site Grading				\$5,145
TOTAL: EARTHWORK				\$376,594
TOTAL: EARTHWORK ASSOCIATED WITH UTILITIES				\$376,594