

EXHIBIT C
INFRASTRUCTURE CAPITAL COSTS

Planning	\$ 70,000
Engineering	\$ 70,000
Soils	\$ 35,000
Grading	\$140,000
Sanitary	\$210,000
Water	\$210,000
Storm water	\$175,000
Curb/gutter	\$175,000
Paving	\$280,000
Electric	\$350,000
Gas	\$140,000
Telecom	\$ 70,000
Landscaping	\$210,000
Fees	\$210,000
Total	\$2,345,000

PROJECT:	Mule Deer SF
JOB#:	Prelim budget-metro
REV DATE:	Feb 26, 2019
BY:	Barry Brinton

LOTS: 70
ACRES: 12.00
DU/AC:
CL: 2,200 LF

ESTIMATE

#	Item Description	Qty	Units	Unit Price	Total Estimate	Bids	Draw Total	date draw	date draw
1	PLANNING:								
1010	Coordination		LS		0				
1020	Master Plan Amendment		LS		0				
1030	Amenity Design		LS		0				
1040	Traffic Design		LS		0				
1050	Subdivision Analysis		LS		0				
1060	Marketing Signage & Logo		LS		0				
1070	Preliminary Lot Layout		LS		0				
1080	Environmental Impact Report		LS		0				
1090	Title Commitment		LS		0				
1100	Development Plan	1	LS	70,000	70,000				
1120	Zoning		LS		0				
1130	misc closing costs		EA		0				
1999	Other		LS		0				
	TOTAL PLANNING				70,000				
2	EQUITY/FINANCING EXPENDITURES:								
2010	Phase I Environmental		LS		0				
2020	Market Analysis Study		LS		0				
2030	Appraisal		LS		0				
2040	Legal		LS		0				
2999	Misc Equity/Financing Expenditures				0				
	TOTAL EQUITY/FINANCING EXP				0				
3	ENGINEERING:								
3010	Preliminary Soils Report		LS		0				
3020	Preliminary Plat		LS		0				
3030	Boundary Survey		LS		0				
3040	Topographical Survey		LS		0				
3050	Design Survey		LS		0				
3060	Preliminary Grading		LS		0				
3070	Preliminary Drainage		LS		0				
3080	Preliminary Utility Layout		LS		0				
3090	Final Plat		LS		0				
3100	Final Grading Plan		LS		0				
3110	Final Drainage Report		LS		0				
3120	Stomwter Management Plan		LS		0				
3130	Erosion Control Plan		LS		0				
3140	Street Improvement Plan		LS		0				
3150	Sanitary Sewer Plan		LS		0				
3160	Water System Plan		LS		0				
3170	traffic study		LS		0				
3180	FA for grading		LS		0				
3190	misc -final plat submittal		LS		0				
3999	Misc Engineering Design	1	LS		70,000				
	TOTAL ENGINEERING				70,000				
4	SURVEYING:								
4010	Surveying		LOTS		0				
4020	Construction Staking		LS		0				
4030	Overlot Staking		LS		0				
4040	Sanitary Sewer Staking		LS		0				
4050	Water System Staking		LS		0				
4060	Curb & Gutter Staking		LS		0				
4070	As Builts		LS		0				
4080	Stom Sewer Staking		LS		0				
4090	Parking lot surveying		LS		0				
4999	Misc Surveying	70	LS	800	56,000				
	TOTAL SURVEYING				56,000				

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5	SOILS ENGINEERING:								
5010	Soils Engineering-all testing	1	LS	35,000	35,000				
5999	Misc Soils Engineering-drilling		EA		0				
	TOTAL SOILS ENGINEERING				35,000				
6	CLOSING EXPENSES:								
6010	Land		LS		0				
6020	Property Taxes		LS		0				
6030	Commissions		LS		0				
6040	Recording Fees		LS		0				
6050	Interest Carry		LS		0				
6060	Insurance		LS		0				
6070	Marketing				0				
6999	Misc Closing Costs				0				
	TOTAL CLOSING EXPENSES				0				
	SOFT COST SUBTOTAL				321,000				
7	CONSTRUCTION SUPERVISION:								
7010	Construction Management	1	LS	90,000	90,000				
7999	Misc Project Management		LS		0				
	TOTAL CONSTRUCTION SUPERVISION				90,000				
8	EXCAVATION:								
8010	new financial assurance		EA		0				
8020	dust permit		LS						
8030	cut to fill	1	LS	75,000	75,000				
8040	strip and replace	1	LS	30,000.00	30,000				
8050	Seeding	1	EA	5,000	5,000				
8060	Erosion Control-includes maint.	1	LS	30,000	30,000				
8999	county construction permit		LS		0				
	TOTAL EXCAVATION				140,000				
9	SANITARY SEWER:								
9010	4" PVC Service-includes bedding	70	EA	950	66,500				
9020	8" PVC- average 12	2200	LS	30.00	66,000				
9030	6" Underdrain		LF		0				
9040	off-site sanitary sewer		LF		0				
9050			LS		0				
9060	60inch Manhole	9	EA	4,000	36,000				
9070	Underdrain - Service-average 4 inch		EA		0				
9080	Adjust Manhole		EA		0				
9090	Rock/Frost Excavation-dewatering	1	LS	41,500	41,500				
9100	Asphalt		SF		0				
9110	Underdrain Cleanout		EA		0				
9120	Underdrain Total		LS						
9999	Sanitary Sewer estimate		LS		0				
	TOTAL SANITARY SEWER				210,000				
10	WATER:								
10010	6" Main		LF		0				
10020	6" Bends		EA		0				
10030	6" Gate Valve		EA		0				
10040	8" Main	2200	LF	30	66,000				
10050	8" Bends	8	EA	300	2,400				
10060	8" Gate Valve	7	EA	2,500	17,500				
10070	water main lowering		LF		0				
10080	12"+ lowerings		EA		0				
10090	12"+ Gate Valve		EA		0				
10100	1 inch-includes bedding	70	EA	950	66,500				
10110	Rock/Frost Excavation		LS		0				
10120	tees, reducers, couplings		LS		0				

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10130	8" Blowoff		EA		0				
10140	Hydrant Assembly-	10	EA	5,700	57,000				
10150	water extension		LS		0				
10999	Misc Water- estimate	1	LS	600	600				
	TOTAL WATER				210,000				
11	GAS:								
11010	Gas Service	70	Lots	2,000	140,000				
11999	Gas-Pulte reimb.		LS		0				
	TOTAL GAS				140,000				
12	ELECTRIC:								
12010	Electric Service-	70	Lots	4,500	315,000				
12020	Conduits		LS		0				
12999	Misc Electric-rock costs	1	LS	35,000	35,000				
	TOTAL ELECTRIC				350,000				
13	TELEPHONE:								
13010	Telephone	70	LS	1,000	70,000				
13020	Trench		LF		0				
13999	Misc Telephone				0				
	TOTAL TELEPHONE				70,000				
14	DRAINAGE CONSTRUCTION:								
14010	drainage estimate		LOTS		0				
14020	18 " RCP	200	LF	30	6,000				
14030	36 RCP		LS		0				
14040	24 " RCP		LF		0				
14050	WQCS	1	EA	95,000	95,000				
14060	4 DR inlets-type R 5 foot	5	LS	7,600	38,000				
14070	Line A		EA		0				
14080	36 RCP		LS		0				
14090	30 RCP	400	LS	90	36,000				
14999	Type D Inlet		EA		0				
	TOTAL DRAINAGE CONSTRUCTION				175,000				
15	CURB & GUTTER:								
15010	Curb & Gutter-	4400	LF	15	66,000				
15020	15' Squared Return	4	EA	3,000	12,000				
15030	cross pan	2	SF	4,000	8,000				
15040	ped ramp openings	1	LS	1,600	1,600				
15050	prep and backfill on curb	4400	LF	6	26,400				
15999	sw by builders	1	LS	61,000	61,000				
	TOTAL CURB & GUTTER				175,000				
16	ASPHALT PAVING:								
16010	4 or 5 inch or composite-2200x30	7333	SY	30	219,990				
16020	soft spots	1	LS	25,000	25,000				
16030	Misc prep	1	SY	35,010	35,010				
16040			LS		0				
16999	cost recovery		LS		0				
	TOTAL ASPHALT PAVING				280,000				
17	SIDEWALK								
17010	Sidewalk-4400x		SF		0				
17999			EA		0				
	TOTAL SIDEWALK				0				
18	Fence								
18010	Fence-chain link	1	LS	95,000	95,000				
18020	sound wall fence		EA		0				
18999	subdivision signage-		LS		0				
	TOTAL FENCE				95,000				
19	LANDSCAPING								

Double check quantities. The preliminary drainage map shows a total of approximately 415 feet of storm pipes within the development.

PUD plan shows sidewalk to be constructed

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19010	mailbox pad		LS		0				
19020	Street Lights		EA		0				
19030	Street Signs		EA		0				
19040	Sod		SF		0				
19050	trees		EA		0				
19060	misc landscaping-	1	LS	105,000	105,000				
19070	misc landscaping		EA		0				
19080	tract landscaping		SF		0				
19999	tract and park landscaping-bid	1	SF	105,000	105,000				
	tract and park landscaping				210,000				
20	FEES								
20010	drainage fees-	7	EA	16,500	115,500				
20020	Bridge fees-	7	EA	5,000	35,000				
20030	rod impact Fees-		LOTS		0				
20040	school fees-	70	LOTS	185	12,950				
20999	park fees-	70	LOTS	665	46,550				
	TOTAL FEES				210,000				
22	MISCELLANEOUS								
22999	misc	1	LS	25,000	25,000				
	TOTAL MISCELLANEOUS				25,000				
23	WARRANTY								
23999	Warranty	1	LS	0	0				
	TOTAL WARRANTY				0				
24	CONTINGENCY								
24999	Contingency		%	0.05	115,550				
	TOTAL CONTINGENCY				115,550				
	HARD COST SUBTOTAL				2,405,550				
	ALL COSTS SUBTOTAL				2,726,550				
	POSSIBLE REIMBURSEMENTS:								
10010	Gas Reimbursements		LOTS		0				
11010	Electric Reimbursements		LOTS		0				
12010	:drainage reimb		LOTS		0				
	SUBTOTAL REIMBURSEMENTS				\$0	0			
	TOTAL AFTER REIMBURSEMENTS				2,726,550		0	0	\$0

Per the Prelim value should be around 8 to 9 imp acres. Verify w/ design engineer.

Unit price for Sand Creek Drainage and Bridge Fees for 2019 are \$18,940 and \$5,559 respectively.