

Rough Estimate of Infrastructure & Site Improvement Costs

Amenity	Detailed Description/ Assumptions	Total Construction Costs	Soft Costs	Total Estimated Cost	Cost/Residential Unit	Cost/1000 SF
Open Space Amenities						
Daylight Maple & Alder Creeks	Daylighting and Wildlife Corridor	\$ 14,760,000	\$ 3,100,000	\$ 17,860,000	\$ 6,429.60	\$ 5,301.67
	Simple Fairgrounds (bleachers & Turf)	\$ 125,000	\$ 31,250	\$ 156,250	\$ 225.00	\$ 185.53
Mill Site Central Parkland	Habitat restoration & trails	\$ 600,000	\$ 125,000	\$ 625,000	\$ 225.00	\$ 185.53
	Subtotal	\$ 15,485,000	\$ 3,256,250	\$ 18,641,250	\$ 6,879.60	\$ 5,672.73
Parks						
Downtown Plaza	Farmers Market Structure & Restroom	\$ 475,000	\$ 118,750	\$ 593,750	\$ 855.00	\$ 705.01
	Ampitheater	\$ 250,000	\$ 62,500	\$ 312,500	\$ 450.00	\$ 371.06
	Sidewalks & landscaping	\$ 401,200	\$ 100,300	\$ 501,500	\$ 722.16	\$ 595.47
	Subtotal	\$ 1,126,200	\$ 281,550	\$ 1,407,750	\$ 2,027.16	\$ 1,671.54
Athletic Field	Tot lot for small children;	\$ 340,000	\$ 85,000	\$ 425,000	\$ 612.00	\$ 504.64
	Baseball diamond, 1/2 court soccer field	\$ 400,000	\$ 100,000	\$ 500,000	\$ 720.00	\$ 593.69
	Sidewalks & landscaping	\$ 251,250	\$ 62,813	\$ 314,063	\$ 452.25	\$ 372.91
	Public restroom	\$ 375,000	\$ 93,750	\$ 468,750	\$ 675.00	\$ 556.59
	Subtotal	\$ 1,366,250	\$ 341,563	\$ 1,707,813	\$ 2,459.25	\$ 2,027.83
Transportation Amenities- Streets, sidewalks, curb & gutter						
Southern District	Walnut Street Extension (575 LF) \$1,400/LF	\$ 805,000	\$ 201,250	\$ 1,006,250	\$ 1,449.00	\$ 1,194.81
Residential	5,044 LF @ \$950/LF	\$ 4,791,800	\$ 1,197,950	\$ 5,989,750	\$ 8,625.24	\$ 7,112.13
Mixed Use	1,400 LF @ 1250/LF	\$ 1,750,000	\$ 437,500	\$ 2,187,500	\$ 3,150.00	\$ 2,597.40
	Subtotal	\$ 7,346,800	\$ 1,836,700	\$ 9,183,500	\$ 13,224.24	\$ 10,904.34
Infrastructure (On Site)						
Water						
Water Storage	0.6 MG Storage Tank	\$ 600,000	\$ 150,000	\$ 750,000	\$ 1,080.00	\$ 890.54
Water Pump Station	300 GPM Booster Pump Station	\$ 240,000	\$ 60,000	\$ 300,000	\$ 432.00	\$ 356.22
Fire Pump	3,000 gpm Fire Pump	\$ 250,000	\$ 62,500	\$ 312,500	\$ 450.00	\$ 371.06
Water Lines	8-inch - 9,200 Lineal Feet @ \$96/LF	\$883,200	\$ 220,800	\$ 1,104,000	\$ 1,589.76	\$ 1,310.87
	Subtotal	\$ 1,973,200	\$ 493,300	\$ 2,466,500	\$ 3,551.76	\$ 2,928.68
Wastewater						
	Central District 8" pipeline 5050 LF	\$ 646,400	\$ 161,600	\$ 808,000	\$ 1,163.52	\$ 959.41
	Regional Lift Station (200 gpm)	\$ 405,600	\$ 101,400	\$ 507,000	\$ 730.08	\$ 602.00
	Lift Station Force Main (6") 4,100 LF	\$ 344,400	\$ 86,100	\$ 430,500	\$ 619.92	\$ 511.17
	South District 8 inch line 2,100 LF	\$ 268,800	\$ 67,200	\$ 336,000	\$ 483.84	\$ 398.96
	Subtotal	\$ 1,665,200	\$ 416,300	\$ 2,081,500	\$ 2,997.36	\$ 2,471.54
Stormdrains						
	Large Lot 5	\$ 136,000	\$ 34,000	\$ 170,000	\$ 244.80	\$ 201.86
	lot 6	\$ 317,000	\$ 79,250	\$ 396,250	\$ 570.60	\$ 470.50
	lot 7	\$ 319,000	\$ 79,750	\$ 398,750	\$ 574.20	\$ 473.47
	Lot 8	\$ 112,000	\$ 28,000	\$ 140,000	\$ 201.60	\$ 166.23
	Lot 25	\$ 243,000	\$ 60,750	\$ 303,750	\$ 437.40	\$ 360.67
	lot 24	\$ 250,000	\$ 62,500	\$ 312,500	\$ 450.00	\$ 371.06
	lot 23	\$ 438,000	\$ 109,500	\$ 547,500	\$ 788.40	\$ 650.09
	lot 26	\$ 532,000	\$ 133,000	\$ 665,000	\$ 957.60	\$ 789.61
	Subtotal	\$ 2,347,000	\$ 586,750	\$ 2,933,750	\$ 4,224.60	\$ 3,483.49
Off Mill Site Infrastructure						
Additional Water Storage	Undefined			Unknown	Unknown	Unknown
Water	Pressure Zone Projects Required by New Mill Site Development			Unknown	Unknown	Unknown
Water	Oak Street Water Main Expansion			Unknown	Unknown	Unknown
Waste Water	Sewer Main Expansion/Rehabilitation (Alder Street to WWTF)	\$562,500	\$112,500	\$675,000	\$ 972.00	\$ 801.48
		\$ 31,872,150.00	\$ 7,324,912.50	\$ 39,097,062.50	\$ 36,335.97	\$ 29,961.63