

Project: WATERS EDGE WEST (Street Reimbursement Agreement City-Developer Cost Breakdown)

Developer: Actual Communities, Inc.
 Created by: Aspen Engineering
 Date: 29-Feb-24

Brief Description of Eligible Improvements: Reimbursement request for applicable roadway oversized portions, per DA for Waters Edge West

*Please note that the "adjacent parcel owner" costs are not the actual repay costs for City Parks, as the City of FC requires we reduce the asphalt costs to match the local street section. Repay will be based on the actual costs, by Connell for street sections.

Roadway: Turnberry Road

Item #	Description of Item	Unit	Unit Price	Quantity Breakdown			Cost Breakdown			Total Cost
				Developer	City	Adjacent Parcel Owner	Developer	City	Adjacent Parcel Owner	
18 & 16	4" HMA/ 6" ABC pavement section, including subgrade prep (27.10+2.30)	SY	\$ 29.40	2,475	3,494	1,812	\$ 72,765.00	\$ 102,723.60	\$ 53,272.80	\$ 228,761.40
18 & 16	Fly Ash Stabilization (12" @ 12%)	SY	\$ 9.45	2,475	3,494	1,812	\$ 23,388.75	\$ 33,018.30	\$ 17,123.40	\$ 73,530.45
18 & 16	FLY ASH MOBILIZATION (Pro rated to 1.23/SY)	SY	\$ 1.23	2,475	3,494	1,812	\$ 3,044.25	\$ 4,297.62	\$ 2,228.76	\$ 9,570.63
17 & 13	Sawcut Existing Pavement	LF	\$ 3.85	1,403	2,661	1,216	\$ 5,401.55	\$ 10,244.85	\$ 4,681.60	\$ 20,328.00
17 & 13	Remove Existing Pavement	SY	\$ 5.25	1,432	2,241	1,012	\$ 7,518.00	\$ 11,765.25	\$ 5,313.00	\$ 24,596.25
14	6" Thick Concrete Sidewalk	SF	\$ 6.00	5,792	1,930	-	\$ 34,752.00	\$ 11,580.00	\$ -	\$ 46,332.00
14	Fine Grade Under Sidewalk	SF	\$ 0.73	5,792	1,930	-	\$ 4,228.16	\$ 1,408.90	\$ -	\$ 5,637.06
15	Parkway Oversizing	SF	\$ 4.00	6,875	4,947	-	\$ 27,500.00	\$ 19,788.00	\$ -	\$ 47,288.00
Roadway Construction Sub-Total							\$ 178,597.71	\$ 194,826.52	\$ 82,619.56	\$ 456,043.79

Roadway: Morningstar Way (West of Roundabout)

Item #	Description of Item	Unit	Unit Price	Quantity Breakdown			Cost Breakdown			Total Cost
				Developer	City	Adjacent Parcel Owner	Developer	City	Adjacent Parcel Owner	
2	4" HMA/ 6" ABC pavement section, including subgrade prep (27.10+2.30)	SY	\$ 29.40	2,502	1,798	0	\$ 73,558.80	\$ 52,861.20	\$ -	\$ 126,420.00
2	FLY ASH STABILIZATION (12" @ 12%)	SY	\$ 9.45	2,502	1,798	0	\$ 23,643.90	\$ 16,991.10	\$ -	\$ 40,635.00
2	FLY ASH MOBILIZATION (Pro rated to 1.23/SY)	SY	\$ 1.23	2,502	1,798	0	\$ 3,077.46	\$ 2,211.54	\$ -	\$ 5,289.00
1	6" Thick Concrete Sidewalk	SF	\$ 6.00	7,875	1,182	0	\$ 47,250.00	\$ 7,092.00	\$ -	\$ 54,342.00
1	Fine Grade Under Sidewalk	SF	\$ 0.73	7,875	1,182	0	\$ 5,748.75	\$ 862.86	\$ -	\$ 6,611.61
3	Parkway Oversizing	SF	\$ 4.00	9,625	5,234	0	\$ 38,500.00	\$ 20,936.00	\$ -	\$ 59,436.00
Roadway Construction Sub-Total							\$ 191,778.91	\$ 100,954.70	\$ -	\$ 292,733.61

Roadway: Brightwater Drive (South of Roundabout)

Item #	Description of Item	Unit	Unit Price	Quantity Breakdown			Cost Breakdown			Total Cost
				Developer	City	Adjacent Parcel Owner	Developer	City	Adjacent Parcel Owner	
5	4" HMA/ 6" ABC pavement section, including subgrade prep (27.10+2.30)	SY	\$ 29.40	3,704	2,682	2,600	\$ 108,897.60	\$ 78,850.80	\$ 76,440.00	\$ 264,188.40
5	FLY ASH STABILIZATION (12" @ 12%)	SY	\$ 9.45	3,704	2,682	2,600	\$ 35,002.80	\$ 25,344.90	\$ 24,570.00	\$ 84,917.70
5	FLY ASH MOBILIZATION (Pro rated to 1.23/SY)	SY	\$ 1.23	3,704	2,682	2,600	\$ 4,555.92	\$ 3,298.86	\$ 3,198.00	\$ 11,052.78
4	6" Thick, 5' wide Concrete Sidewalk, including subgrade prep.	SF	\$ 6.00	6,368	1,663	4,891	\$ 38,208.00	\$ 9,978.00	\$ 29,346.00	\$ 77,532.00
4	Fine Grade Under Sidewalk	SF	\$ 0.73	6,368	1,663	4,891	\$ 4,648.64	\$ 1,213.99	\$ 3,570.43	\$ 9,433.06
6	Parkway Oversizing	SF	\$ 4.00	8,882	5,731	5,450	\$ 35,528.00	\$ 22,924.00	\$ 21,800.00	\$ 80,252.00
Demo	Remove Existing Pavement (Old Brightwater access drive)	SY	\$ 5.25	3,625	2,625	2,545	\$ 19,031.25	\$ 13,781.25	\$ 13,361.25	\$ 46,173.75
Roadway Construction Sub-Total							\$ 245,872.21	\$ 155,391.80	\$ 172,285.68	\$ 573,549.69
Construction Total							\$ 616,248.83	\$ 451,173.02	\$ 254,905.24	\$ 1,322,327.09
Percentage							46.6%	34.1%	19.3%	100.0%

Soft Costs (based on a proportional split of construction costs)

Item #	Description of Item	Unit	Unit Price	Quantity Breakdown (Proportional Split)			Cost Breakdown (Proportional Split)			Total Cost
				Developer	City	Adjacent Parcel Owner	Developer	City	Adjacent Parcel Owner	
	Construction Surveying	-	-	-	-	-	\$ 251,714.00	\$ 3,691.00	\$ 6,549.00	\$ 261,954.00
	Mobilization	-	-	-	-	-	\$ 404,018.00	\$ 18,684.00	\$ 2,500.00	\$ 425,202.00
	Construction Management	-	-	-	-	-	\$ 84,974.00	\$ 4,396.00	\$ 10,630.00	\$ 100,000.00
	Erosion Control	-	-	-	-	-	\$ 116,863.00	\$ 2,902.00	\$ 3,071.00	\$ 122,836.00
	Traffic Control	-	-	-	-	-	\$ 34,486.00	\$ 24,502.00	\$ 1,512.00	\$ 60,500.00
	Signage & Striping	-	-	-	-	-	\$ 72,915.00	\$ 41,550.00	\$ 2,935.00	\$ 117,400.00
	Geotech./Materials Testing	-	-	-	-	-	\$ 294,661.00	\$ 6,329.00	\$ 7,718.00	\$ 308,708.00
	Design Engineering	-	-	-	-	-	\$ 379,950.00	\$ 58,800.00	\$ 11,250.00	\$ 450,000.00
Soft Cost Totals							\$ 1,639,581.00	\$ 160,854.00	\$ 46,165.00	\$ 1,846,600.00

Totals: 1,639,581.00 612,027.02 301,070.24 3,168,927.09