

Combined ROW Costs of Improvements

Portal Crossing Subdivision

November 4, 2025

Previously completed improvements	\$262,183.33
Completed improvements per Mathew Reed- Tolonen	129,089.57
Total	\$391,272.90

Cost of Improvements Schedule

Grading	\$4,000.00
Road Base delivery and gravel \$395.00 per load x 15 loads	5,925.00
Topsoil - \$800.00 per load x 4 loads	3,200.00
Sod - \$.63 x 2,400 square feet + delivery fee \$500.00	2,012.00
Sprinkler system	4,000.00
Gravel pathways	300.00
Trees - 6 / 16' evergreen trees + freight \$1,200.00	19,200.00
Benches	800.00
Concrete (light poles)	1,100.00
J Bolts	442.12
Sonotube	425.56
Light poles (per text from Kim and Matt)	19,400.00
Electric service	7,500.00
Electrical installation per 7 poles (\$2,746.99 less if 4 poles)	16,831.00
Concrete Boardwalk installed	64,159.00
Concrete Boardwalk to be installed 90' x 8'4" x \$21.50	16,118.55
Rebar \$9.60 @ 185 pieces	1,776.00
8x8 treated beams 300'	4,009.10
Asphalt	81,600.00
Striping	1,385.00
Labor 2 men @ 80 hours each x \$50.00 per hour =	8,000.00
Total	\$262,183.33

Additional expenditure list for grade change and retaining wall construction per Town Superintendent (Mathew Reed-Tolonen) at 505 Grand Avenue (Portal Crossing Subdivision)

Required Changes May, 2025

Core Engineering	\$5,627.50
Azimuth Survey	760.00
Azimuth Survey	430.00
Ascent Group Engineering	390.00
Premier Concrete	7,560.00
Acord asphalt (difference between prior approval and last minute change)	16,738.40
Ritz Builders	35,855.96
Rocky Point Builders	8,950.00
CRT Rental	2,337.12
CRT Rental	1,370.56
Flinstone Gravel	14,848.49
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Panoramic Irrigation	4,000.00
J & L Excavation	2,870.00
Scott Zweifel	3,600.00
The Tree Farm	1,122.50
B & J Plumbing	2,800.00
Overhead, Insurance, Comp	19,187.63
Total	\$129,089.57

*Deduction for materials furnished by town after Town participation (-) \$11,396.61