

EXHIBIT B
SUMMARY ESTIMATE OF PRELIMINARY PROJECT COSTS
OPERATIONS AND MAINTENANCE INTERGOVERNMENTAL AGREEMENT
MAY 4, 2022
PUBLIC IMPROVEMENT COSTS - DISTRICT MAINTAINED
Ledge Rock Center - Commercial District
COMBINED AREA - 126 ACRES

	Quantity	Unit	Unit Cost	Total Cost
Public Improvements				
1 Land Aquisition				
Land (parking, common and public areas)	2,347,599	SF	\$ 21.00	\$ 49,299,579
(not including building, occi lot 2, pond easment)	3,138,855			
Real Estate Appraisal	1	LS	\$ 30,000.00	\$ 30,000
Subtotal				\$ 49,329,579
2 Grading/Miscellaneous				
Mobilization/General Conditions	4,587,454	SF	\$ 0.25	\$ 1,146,864
Clearing Grubbing and Topsoil Stripping	4,587,454	SF	\$ 0.05	\$ 229,373
Earthwork (cut/fill/place)	84,953	CY	\$ 3.00	\$ 254,859
Erosion Control	4,587,454	SF	\$ 0.15	\$ 688,118
Dewatering	105	AC	\$ 10,000.00	\$ 1,053,135
Traffic Control	1	LS	\$ 100,000.00	\$ 100,000
MSE Block Wall	10,000	SFF	\$ 45.00	\$ 450,000
Subtotal				\$ 3,922,347
3 Roadway Improvements/Miscellaneous Concrete Work				
Asphalt Prep.	1,950,041	SF	\$ 1.10	\$ 2,145,045
Asphalt Place.	1,950,041	SF	\$ 6.60	\$ 12,870,271
Concrete Prep.	108,980	SF	\$ 2.20	\$ 239,756
Concrete Place.	108,980	SF	\$ 6.60	\$ 719,268
Subtotal				\$ 15,974,340
4 Storm Drainage Improvements				
Onsite 60" StormSewer	767	LF	\$ 336.00	\$ 257,712
Onsite 48" StormSewer	-	LF	\$ 282.00	\$ -
Onsite 36" StormSewer	2,506	LF	\$ 246.00	\$ 616,476
Onsite 24" StormSewer	5,430	LF	\$ 210.00	\$ 1,140,300
Onsite 18" StormSewer	5,200	LF	\$ 192.00	\$ 998,400
Onsite Underdrain	12,198	LF	\$ 90.00	\$ 1,097,820
Subtotal				\$ 4,110,708
5 Open Space, Parks and Trails				
Landscape/Irrigation/Amentities	1,611,707	LS	\$ 3.50	\$ 5,640,975
Regional Trails/Parks	166,020	SF	\$ 10.00	\$ 1,660,200
Site Lighting Cable	36,000	LF	\$ 12.00	\$ 432,000
Light Poles	384	EA	\$ 7,500.00	\$ 2,880,000
Monumentation	5	EA	\$ 50,000.00	\$ 250,000
Project Monument Tower	3	EA	\$ 1,000,000.00	\$ 3,000,000
Subtotal				\$ 13,863,175
Infrastructure Subtotal				\$ 37,870,570
Contingency (15%)				\$ 5,680,585
Infrastructure Total Cost				\$ 43,551,155
6 Admin. / Design / Permitting / Etc.				
Engineering/Surveying	1	LS	3.5%	\$ 1,524,290
Con. Man. / Inspection	1	LS	7.0%	\$ 3,048,581
Admin / Planning	1	LS	5.0%	\$ 2,177,558
Subtotal				\$ 6,750,429
Total Hard/Soft Cost				\$ 99,631,163