



# Lumber Yard at Paint Creek

## Board Budget Summary - Site Development Infrastructure

**Purpose.** This summary consolidates the current stand-alone planning estimates for the major site-development packages and identifies the procurement savings expected from coordinated or combined bidding. The estimates are intended for budgeting and bid evaluation; final cost will be established through competitive procurement.

| Construction Package                | Planning Estimate  | Budget Basis                                                                                               |
|-------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------|
| Site Preparation / Mass Grading     | \$160,000          | Open site; limited demolition; rough grading only                                                          |
| Water Main                          | \$217,065          | 2026 planning rates; open-site installation                                                                |
| Sanitary Sewer                      | \$103,330          | Open granular site; includes manholes and connections                                                      |
| Storm Sewer / Drainage              | \$155,011          | Aggressive target based on open-site conditions                                                            |
| Roads / Parking / Concrete          | \$447,000          | Reduced aggregate-base assumption; final paving package                                                    |
| Native Landscaping                  | \$70,000           | Native/natural approach; irrigation tank excluded                                                          |
| Remaining Electrical                | \$98,000           | Existing barn/market wiring and DTE service excluded; includes \$10,000 art/trailhead lighting contingency |
| <b>TOTAL - STAND-ALONE ESTIMATE</b> | <b>\$1,250,406</b> | <b>Before combination deducts</b>                                                                          |

### Procurement Target

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Stand-alone planning estimate       | \$1,250,406                         |
| Expected combined-bid savings       | \$40,000-\$55,000                   |
| Target total after deducts          | \$1,195,000-\$1,210,000             |
| <b>Board-level procurement goal</b> | <b>Approximately \$1.20 million</b> |

### Recommended Bid Strategy

**Bid each package with clear stand-alone pricing, while requiring bidders to state combination deducts.** The strongest expected savings are from combining grading, water, sanitary and storm work under one qualified civil contractor. Roads/parking/concrete should remain separately measurable so pavement responsibility and warranty remain clear. Landscaping should generally remain a specialty package. Electrical savings should be pursued through trench/conduit coordination while the site remains open.

### Budget Notes

- The \$98,000 electrical estimate reflects work already completed: DTE service is on site, the Main Barn and Market Rack are wired, and core panels/infrastructure are in place.
- The electrical estimate includes a \$10,000 Owner-controlled contingency for public-art and trailhead accent lighting.
- The native landscaping estimate excludes the 2,000-gallon irrigation tank.
- Combination deducts are alternatives, not cumulative; overlapping deducts should not be added together.