BOARD REPORT

Lumber Yard Site Development Budget Comparison

DDA Planning Estimate and Village Engineer Cost Estimate | September 2026

Purpose and conclusion. This report compares the DDA's preliminary site-development budget with the Village Engineer's opinion of probable construction cost for the Lumber Yard at Paint Creek. Although the headline totals initially appear significantly different, the estimates use different scopes, pricing assumptions, and contingency methods. After accounting for landscaping and remaining electrical work included in the DDA budget but omitted from the engineer's estimate, the two estimates align closely and support an overall construction procurement target of approximately $1.20 million.

Executive Comparison

Estimate	Amount
DDA stand-alone planning estimate	$1,250,406
DDA target after combined-bid savings	**$1,195,000-$1,210,000**
Village Engineer's construction subtotal	$891,798
Engineer's 15% contingency	$133,770
Engineer's total	$1,025,568
Landscaping and electrical omitted by engineer	$168,000
Adjusted engineer total	**$1,193,568**

Key finding. The adjusted engineer total is only $1,432 below the bottom of the DDA target range and $16,432 below the top. This provides strong independent support for the approximately $1.20 million procurement goal.

Package Comparison

For comparison, the engineer's demolition, erosion-control, and miscellaneous categories are grouped with the DDA's site-preparation and mass-grading package.

Work Category	DDA Estimate	Engineer Estimate	Difference
Site preparation, grading and related work	$160,000	$93,961	+$66,039
Roads, parking and concrete	$447,000	$405,782	+$41,218
Sanitary sewer	$103,330	$85,235	+$18,095

Work Category	DDA Estimate	Engineer Estimate	Difference
Water main	$217,065	$159,835	+$57,230
Storm sewer and drainage	$155,011	$146,985	+$8,026
Common-scope subtotal	$1,082,406	$891,798	+$190,608
Native landscaping	$70,000	Not included	+$70,000
Remaining electrical	$98,000	Not included	+$98,000
Contingency	Not separate	$133,770	Engineer only

Comparison basis. The DDA common-scope estimate is approximately 21.4% higher than the engineer's pre-contingency subtotal. After applying the engineer's 15% contingency, the difference on common work falls to approximately $56,838, or 5.5%.

1 Water main pricing

The DDA uses substantially more conservative water-main installation rates. These pipe rates account for most of the $57,230 difference in this category.

Item	DDA Unit Rate	Engineer Rate
8-inch ductile iron main	$160/LF	$90/LF
6-inch ductile iron main	$145/LF	$75/LF
1-inch copper service	$40/LF	$30/LF
Hydrant assembly	$9,000	$8,500

The engineer carries higher costs for gate-valve wells and tapping sleeves, but those increases do not offset its lower pipe rates.

2 Sanitary sewer pricing and grease traps

The DDA uses $80/LF for 8-inch sanitary sewer, $65/LF for 6-inch sewer, and $7,000 per manhole, compared with the engineer's respective rates of $50/LF, $35/LF, and $4,500. The engineer also includes two 1,000-gallon grease traps totaling $20,000, which are likely not required and are not separately included in the DDA estimate. If later required, they should be added or assigned to the future commercial-building packages.

3 Storm sewer scope

The totals are close, but the underlying scopes differ. The engineer includes a $25,000 water-quality unit and 1,777 LF of underdrain valued at $35,540. The DDA estimate instead separately includes six cleanouts, miscellaneous connections and fittings, testing and inspection coordination, mobilization, and cleanup.

The DDA's basic rates for storm pipe, catch basins, manholes, and the outlet-control structure are higher. The engineer's $60,540 water-quality and underdrain allowance largely offsets those lower rates. Both scope and pricing should be reconciled before bidding.

4 Site preparation and grading

The engineer carries $25,000 as a lump-sum earthwork allowance. Its combined demolition, erosion-control, and miscellaneous categories total approximately $93,961. The DDA's $160,000 package is broader and includes:

- Mobilization, layout, grade control, and site controls
- Mass excavation, cut-to-fill operations, and compaction
- South parking-area structural fill and imported granular fill
- Drainage, swale, and basin earthwork
- Rough grading of future roads and parking
- Temporary stabilization, supervision, and cleanup

This more developed grading scope accounts for much of the $66,039 difference.

5 Updated demolition conditions

The engineer's estimate includes removal of 6,953 SF of concrete, 8,162 SF of asphalt, 57 LF of curb and gutter, and 1,119 LF of fencing. The DDA estimate reflects the updated condition that the concrete and debris have already been removed and approximately 4,500 SF of old asphalt remains.

The engineer's demolition allowance should therefore be updated, while its earthwork allowance should be reviewed against the DDA's grading and structural-fill scope.

6 Pavement and concrete

The DDA estimate is $447,000, compared with the engineer's $405,782 - a difference of $41,218, or approximately 10.2%. The engineer uses plan quantities for asphalt, aggregate, sidewalks, curb and gutter, the dumpster pad, and the asphalt path. The DDA carries broader allowances for final subgrade preparation, proof-roll corrections, ADA improvements, miscellaneous concrete, signs, structure adjustments, and mobilization.

The following items should be confirmed in the final scope and bid documents:

- Water-quality treatment unit and 1,777 LF of underdrain
- Whether grease traps are required and, if so, which package carries them
- Timber retaining wall and chain-link gates
- Updated demolition quantities
- South parking-area structural fill
- Final landscaping and remaining electrical work
- Public-art and trailhead lighting
- Treatment of mobilization, contractor general conditions, and related overhead

Recommendation to the Board

Maintain a working construction budget of $1.20 million. The estimates do not indicate a fundamental disagreement about anticipated project cost. The engineer relies on detailed plan quantities, lower unit prices, and a separate 15% contingency. The DDA uses more conservative utility rates, a more comprehensive grading allowance, and includes $168,000 of landscaping and electrical work omitted from the engineer's estimate.

Adding those omitted packages to the engineer's total produces an adjusted estimate of approximately $1.194 million. The $1.20 million budget should therefore remain the Board-level procurement goal, subject to reconciliation of the identified scope items before bid documents are issued.