

MEMORANDUM

TO: STEVE GIESBRECHT, BOROUGH MANAGER
FROM: KARL HAGERMAN, UTILITY DIRECTOR 
SUBJECT: COST ESTIMATES FOR CERTAIN VACANT BOROUGH LOTS
DATE: 7/12/2023
CC: JODY TOW, FINANCE DIRECTOR
CHRIS COTTA, PUBLIC WORK DIRECTOR
DEBRA THOMPSON, BOROUGH CLERK
LIZ CABRERA, COMMUNITY DEVELOPMENT DIRECTOR
DAVE KENSINGER, ASSEMBLY/HOUSING TASK FORCE CHAIR

Please see below for cost estimates to extend water and sewer service from existing mains to the property lines of certain Borough owned, but unserved, properties. The estimates were developed with the thought of using Public Works Street's crew to perform the work, but with the contingency amount it would be likely that one of the local contractors could perform this work within the recommended budget. No quotes were sought from local contractors prior to development of these estimates.

1200 Lake Street: Install 33' of 8" C900 from manhole at Lake and Galveston. Install 24' of 6" C900 service lateral with cleanout at property line. Install 27' of 3/4" water service with curb stop.

Sewer Material costs: approximately \$3000 (8" & 6" C900, service tee, cleanout wye and cap, shot rock foundation, D-1 bedding and surface course)
Water Material costs: approximately \$1400 (3/4" copper, curb stop, valve box, service saddle, corp stop, shot rock foundation, D-1 bedding and surface course)
Labor costs: 3 days x 5 man crew. 24 hrs x \$263.43 = \$6,322
Equipment costs: Excavator 24 hrs x \$150 = \$3600. End dump 24 hrs x \$100 x 2 = \$4800 Total equipment = \$8400.

Grand total 1200 Lake Street = \$19,122
Add contingency of 25% to arrive at budget estimate of \$23,902. rounded up to **\$24,000.**

200 Aaslaug Street: Sawcut chip seal, install 39' of sewer lateral with cleanout, patch sawcut with concrete, install 12' of 3/4" water service with curb stop. This lot should incorporate the adjacent 7th St right of way. Vacation of that ROW would be channeled through P&Z and the Assembly.

Sewer materials: \$3235 (similar materials to Lake Street but added concrete road patch)
Water materials: \$885 (similar materials to Lake Street)
Labor: 4 days = \$8430 (added day for concrete road patching)
Equipment: 3 days excavator and end dumps = \$8400

Grand Total for 200 Aaslaug Street lot = \$20,949
Add contingency of 25% to arrive at budget estimate of \$26,186 -rounded up to **\$27,000.**

Sandy Beach Road (parcel 01003515 next to Hungry Point Trail terminus): Clear and grub end of trail to property line. Install 26' of 6" C900 sewer lateral with cleanout from 8x8x6 wye. Install 8' of water service line with curb stop.

Sewer materials: \$1700 (similar to Lake Street materials)

Water materials: \$600 (similar to Lake Street materials)

Labor: 3 days = \$6322

Equipment: 3 days excavator and trucks = \$8400.

Grand Total for lot 010003515 = \$17,022

Add contingency of 25% to arrive at budget estimate of \$21,277 round up to **\$22,000.**

Estimate Summary

1200 Lake Street	\$24,000
200 Aaslaug Street	\$27,000
Sandy Beach Lot	\$22,000
Total	<u>\$73,000</u>

These numbers should be considered to be a Rough Order of Magnitude.

Additional considerations:

1016 Sandy Beach Road is a large lot that has existing water and sewer service at the property line. However it is zoned rural residential and the Community Development Director has recommended that if this lot were considered for sale by the Assembly, it should be rezoned to single family residential in order to fit better in the neighborhood.

Please let me know if there are any questions. Thank you.