

SIGNATURE RV PARK OPTION
35% DESIGN ENGINEER'S ESTIMATE
City of Sandpoint, City Beach RV Park Renovation
Prepared By: HMM Engineering
Date: September 2026

Bid Schedule A - Signature RV Park

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNITS	UNIT PRICE	ENG ESTIMATE AMOUNT
201.4.1.B.1	CLEARING AND GRUBBING	1	LS	\$ 5,000.00	\$ 5,000.00
201.4.1.C.1	REMOVAL OF OBSTRUCTIONS	1	LS	\$ 10,000.00	\$ 10,000.00
202.4.1.E.1	EXCAVATION & HAUL OFFSITE	2290	CY	\$ 30.00	\$ 68,700.00
205.4.1.B.1	DEWATERING	1	LS	\$ 5,000.00	\$ 5,000.00
401.4.1.A.1	WATER MAIN PIPE - 4-INCH - C900 PVC	420	LF	\$ 75.00	\$ 31,500.00
404.4.1.A.1	WATER SERVICE CONNECTION (1-INCH, HDPE) W/FROST FREE HOSE BIB	18	EA	\$ 2,000.00	\$ 36,000.00
404.4.1.A.3	WATER SERVICE CONNECTION (1-INCH, HDPE) RESTROOM BUILDING	1	EA	\$ 1,200.00	\$ 1,200.00
404.4.1.B.1	4-INCH BLOWOFF ASSEMBLY	1	EA	\$ 7,500.00	\$ 7,500.00
501.4.1.B.1	GRAVITY SEWER PIPE - 8-INCH - 3034 PVC	360	LF	\$ 80.00	\$ 28,800.00
501.4.1.C.1	CCTV INSPECTION - 8-INCH	360	LF	\$ 10.00	\$ 3,600.00
502.4.1.A.1	SANITARY SEWER MANHOLE, TYPE A, W/CONCENTRIC CONE	3	EA	\$ 5,000.00	\$ 15,000.00
503.4.1.A.3	SERVICE LINE CLEAN-OUT (4-INCH, C900 PVC)	19	EA	\$ 1,000.00	\$ 19,000.00
504.4.1.A.1	SEWER SERVICE LINE (4-INCH, C900 PVC)	1430	LF	\$ 75.00	\$ 107,250.00
601.4.1.A.1	8-INCH STORM DRAIN PIPE, CLASS ASTM D 3034 PVC	120	LF	\$ 65.00	\$ 7,800.00
602.4.1.G.1	STORM DRAIN INLET - TYPE 12" INLINE DRAIN	2	EA	\$ 1,500.00	\$ 3,000.00
705.4.1.A.1	PORTLAND CEMENT CONCRETE PAVEMENT - CLASS 4000, THICKNESS 4"	30	SY	\$ 85.00	\$ 2,550.00
706.4.1.A.3	6" VERTICAL CURB (NO GUTTER)	220	LF	\$ 70.00	\$ 15,400.00
706.4.1.A.5	STANDARD 6" VERTICAL CONCRETE CURB AND GUTTER	320	LF	\$ 70.00	\$ 22,400.00
706.4.1.B.1	CONCRETE VALLEY GUTTER	380	LF	\$ 70.00	\$ 26,600.00
706.4.1.E.1	CONCRETE SIDEWALK, THICKNESS 4"	110	SY	\$ 75.00	\$ 8,250.00
706.4.1.H.1	PEDESTRIAN RAMP W/DETECTABLE WARNING DOMES	60	SY	\$ 250.00	\$ 15,000.00
706.4.1.I.1	CONCRETE CURB DROPS	2	EA	\$ 250.00	\$ 500.00
802.4.1.A.1	CRUSHED AGGREGATE BASE, 3/4-INCH	2180	TON	\$ 35.00	\$ 76,300.00
802.4.1.E.1	CRUSHED AGGREGATE SUBBASE, 2.5-INCH	1660	TON	\$ 35.00	\$ 58,100.00
802.4.1.F.1	GRAVEL SURFACING	590	TON	\$ 35.00	\$ 20,650.00
810.4.1.A.1	PLANT MIX PAVEMENT (3" THICKNESS)	340	TON	\$ 135.00	\$ 45,900.00
1001.4.1.A.1	SEDIMENT CONTROL & CONSTRUCTION SITE MANAGEMENT	1	LS	\$ 10,000.00	\$ 10,000.00
1006.4.1.B.1	RIPRAP SLOPE AND OUTLET PROTECTION	80	SY	\$ 100.00	\$ 8,000.00
1006.4.1.F.1	RIPRAP SLOPE AND WEIR PROTECTION	50	SY	\$ 100.00	\$ 5,000.00
1102.4.1.A.1	RV PARK ELECTRICAL GENERAL	1	LS	\$ 236,318.00	\$ 236,318.00
1102.4.1.A.5	EV CHARGER CIRCUIT	1	LS	\$ 2,920.00	\$ 2,920.00
1103.4.1.A.1	CONSTRUCTION TRAFFIC CONTROL	1	LS	\$ 5,000.00	\$ 5,000.00
1104.4.1.A.1	PAVEMENT LINE PAINT OR PAINTED TRAFFIC MARKINGS	420	SF	\$ 5.00	\$ 2,100.00
1105.4.1.A.1	PERMANENT SIGNING	10	SF	\$ 50.00	\$ 500.00
1107.4.1.A.1	REMOVAL OF PAVEMENT MARKINGS	1	LS	\$ 500.00	\$ 500.00
2010.4.1.A.1	MOBILIZATION	1	LS	\$ 71,000.00	\$ 71,000.00
2020.4.1.H.1	CONSTRUCTION SURVEYING	1	LS	\$ 10,000.00	\$ 10,000.00
2040.4.1.C.1	TRASH ENCLOSURE	1	EA	\$ 15,000.00	\$ 15,000.00
2050.4.1.C.1	SUBGRADE SEPARATION GEOTEXTILE	5000	SY	\$ 5.50	\$ 27,500.00
2050.4.1.E.1	STRUCTURAL GEOGRID, TENSAR INTERAX NX750	2060	SY	\$ 7.00	\$ 14,420.00
2060.4.1.A.1	MINOR CHANGES	1	CS	\$ 10,000.00	\$ 10,000.00
SP01.4.1.A.1	RESTROOM/SHOWER BUILDING (2 RESTROOMS/SHOWERS)	1	LS	\$ 225,000.00	\$ 225,000.00
SP02.4.1.A.3	SITE LANDSCAPING ALTERNATE	1	LS	\$ 100,295.00	\$ 100,295.00
SP03.4.1.A.3	SITE IRRIGATION ALTERNATE	1	LS	\$ 45,000.00	\$ 45,000.00
SP04.4.1.A.1	FENCING & GATES	1	LS	\$ 31,680.00	\$ 31,680.00
SP06.4.1.A.1	BOLLARDS	4	EA	\$ 1,000.00	\$ 4,000.00
SP07.4.1.A.1	LANDSCAPE WALL (REQUIRED FOR FIVE 70-FT RV SPACES)	176	LF	\$ 175.00	\$ 30,800.00

Total Estimate - Bid Schedule A \$ 1,496,033.00

Scope Description: Reduced restroom/shower (x 2) facility; ten (10) 70-ft and eight (8) 55-ft long full service RV sites; reduced depth gravel and pavement sections for drive aisle and gravel surfaced RV sites; reduced landscaping without shared fire pit at waterfront; trash enclosure; new water, sewer and electrical mains and services; reduced irrigation; perimeter fencing; stormwater management; no site furnishings.

ESSENTIAL RV PARK OPTION
35% DESIGN ENGINEER'S ESTIMATE
City of Sandpoint, City Beach RV Park Renovation
Prepared By: HMH Engineering
Date: September 2026

Bid Schedule A - Essential RV Park

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNITS	UNIT PRICE	ENG ESTIMATE AMOUNT
201.4.1.B.1	CLEARING AND GRUBBING	1	LS	\$ 5,000.00	\$ 5,000.00
201.4.1.C.1	REMOVAL OF OBSTRUCTIONS	1	LS	\$ 10,000.00	\$ 10,000.00
202.4.1.E.1	EXCAVATION & HAUL OFFSITE	2210	CY	\$ 30.00	\$ 66,300.00
205.4.1.B.1	DEWATERING	1	LS	\$ 5,000.00	\$ 5,000.00
401.4.1.A.1	WATER MAIN PIPE - 4-INCH - C900 PVC	420	LF	\$ 75.00	\$ 31,500.00
404.4.1.A.1	WATER SERVICE CONNECTION (1-INCH, HDPE) W/FROST FREE HOSE BIB	18	EA	\$ 2,000.00	\$ 36,000.00
404.4.1.A.3	WATER SERVICE CONNECTION (1-INCH, HDPE) RESTROOM BUILDING	1	EA	\$ 1,200.00	\$ 1,200.00
404.4.1.B.1	4-INCH BLOWOFF ASSEMBLY	1	EA	\$ 7,500.00	\$ 7,500.00
501.4.1.B.1	GRAVITY SEWER PIPE - 8-INCH - 3034 PVC	360	LF	\$ 80.00	\$ 28,800.00
501.4.1.C.1	CCTV INSPECTION - 8-INCH	360	LF	\$ 10.00	\$ 3,600.00
502.4.1.A.1	SANITARY SEWER MANHOLE, TYPE A, W/CONCENTRIC CONE	3	EA	\$ 5,000.00	\$ 15,000.00
503.4.1.A.3	SERVICE LINE CLEAN-OUT (4-INCH, C900 PVC)	19	EA	\$ 1,000.00	\$ 19,000.00
504.4.1.A.1	SEWER SERVICE LINE (4-INCH, C900 PVC)	1430	LF	\$ 75.00	\$ 107,250.00
601.4.1.A.1	8-INCH STORM DRAIN PIPE, CLASS ASTM D 3034 PVC	120	LF	\$ 65.00	\$ 7,800.00
602.4.1.G.1	STORM DRAIN INLET - TYPE 12" INLINE DRAIN	2	EA	\$ 1,500.00	\$ 3,000.00
706.4.1.A.3	6" VERTICAL CURB (NO GUTTER)	220	LF	\$ 70.00	\$ 15,400.00
706.4.1.A.5	STANDARD 6" VERTICAL CONCRETE CURB AND GUTTER	320	LF	\$ 70.00	\$ 22,400.00
706.4.1.B.1	CONCRETE VALLEY GUTTER	380	LF	\$ 70.00	\$ 26,600.00
706.4.1.I.1	CONCRETE CURB DROPS	2	EA	\$ 250.00	\$ 500.00
802.4.1.A.1	CRUSHED AGGREGATE BASE, 3/4-INCH	2120	TON	\$ 35.00	\$ 74,200.00
802.4.1.E.1	CRUSHED AGGREGATE SUBBASE, 2.5-INCH	1620	TON	\$ 35.00	\$ 56,700.00
802.4.1.F.1	GRAVEL SURFACING	500	TON	\$ 35.00	\$ 17,500.00
810.4.1.A.1	PLANT MIX PAVEMENT (3" THICKNESS)	310	TON	\$ 135.00	\$ 41,850.00
1001.4.1.A.1	SEDIMENT CONTROL & CONSTRUCTION SITE MANAGEMENT	1	LS	\$ 10,000.00	\$ 10,000.00
1006.4.1.B.1	RIPRAP SLOPE AND OUTLET PROTECTION	80	SY	\$ 100.00	\$ 8,000.00
1006.4.1.F.1	RIPRAP SLOPE AND WEIR PROTECTION	50	SY	\$ 100.00	\$ 5,000.00
1102.4.1.A.1	RV PARK ELECTRICAL GENERAL	1	LS	\$ 236,318.00	\$ 236,318.00
1102.4.1.A.5	EV CHARGER CIRCUIT	1	LS	\$ 2,920.00	\$ 2,920.00
1103.4.1.A.1	CONSTRUCTION TRAFFIC CONTROL	1	LS	\$ 5,000.00	\$ 5,000.00
1104.4.1.A.1	PAVEMENT LINE PAINT OR PAINTED TRAFFIC MARKINGS	420	SF	\$ 5.00	\$ 2,100.00
1105.4.1.A.1	PERMANENT SIGNING	10	SF	\$ 50.00	\$ 500.00
1107.4.1.A.1	REMOVAL OF PAVEMENT MARKINGS	1	LS	\$ 500.00	\$ 500.00
2010.4.1.A.1	MOBILIZATION	1	LS	\$ 53,000.00	\$ 53,000.00
2020.4.1.H.1	CONSTRUCTION SURVEYING	1	LS	\$ 10,000.00	\$ 10,000.00
2040.4.1.C.1	TRASH ENCLOSURE	1	EA	\$ 15,000.00	\$ 15,000.00
2050.4.1.C.1	SUBGRADE SEPARATION GEOTEXTILE	5000	SY	\$ 5.50	\$ 27,500.00
2050.4.1.E.1	STRUCTURAL GEOGRID, TENSAR INTERAX NX750	2060	SY	\$ 7.00	\$ 14,420.00
2060.4.1.A.1	MINOR CHANGES	1	CS	\$ 10,000.00	\$ 10,000.00
SP02.4.1.A.3	SITE LANDSCAPING ALTERNATE	1	LS	\$ 100,295.00	\$ 100,295.00

Total Estimate - Bid Schedule A \$ 1,102,653.00

Scope Description: No restroom/shower facility; ten (10) **60-ft** and eight (8) 55-ft long full service RV sites; reduced depth gravel and pavement sections for drive aisle and gravel surfaced RV sites; reduced landscaping without shared fire pit at waterfront, no sidewalks and ADA access; trash enclosure; new water, sewer and electrical mains and services; irrigation by City staff; perimeter fencing as separate project by City staff; stormwater management; no site furnishings.

DESTINATION RV RESORT OPTION
35% DESIGN ENGINEER'S ESTIMATE
City of Sandpoint, City Beach RV Park Renovation
Prepared By: HMM Engineering
Date: September 2026

Bid Schedule A - Destination RV Resort

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	UNITS	UNIT PRICE	ENG ESTIMATE AMOUNT
201.4.1.B.1	CLEARING AND GRUBBING	1	LS	\$ 5,000.00	\$ 5,000.00
201.4.1.C.1	REMOVAL OF OBSTRUCTIONS	1	LS	\$ 10,000.00	\$ 10,000.00
202.4.1.E.1	EXCAVATION & HAUL OFFSITE	3200	CY	\$ 30.00	\$ 96,000.00
205.4.1.B.1	DEWATERING	1	LS	\$ 5,000.00	\$ 5,000.00
401.4.1.A.1	WATER MAIN PIPE - 4-INCH - C900 PVC	420	LF	\$ 75.00	\$ 31,500.00
404.4.1.A.1	WATER SERVICE CONNECTION (1-INCH, HDPE) W/FROST FREE HOSE BIB	18	EA	\$ 2,000.00	\$ 36,000.00
404.4.1.A.3	WATER SERVICE CONNECTION (1-INCH, HDPE) RESTROOM BUILDING	1	EA	\$ 1,200.00	\$ 1,200.00
404.4.1.B.1	4-INCH BLOWOFF ASSEMBLY	1	EA	\$ 7,500.00	\$ 7,500.00
501.4.1.B.1	GRAVITY SEWER PIPE - 8-INCH - 3034 PVC	360	LF	\$ 80.00	\$ 28,800.00
501.4.1.C.1	CCTV INSPECTION - 8-INCH	360	LF	\$ 10.00	\$ 3,600.00
502.4.1.A.1	SANITARY SEWER MANHOLE, TYPE A, W/CONCENTRIC CONE	3	EA	\$ 5,000.00	\$ 15,000.00
503.4.1.A.3	SERVICE LINE CLEAN-OUT (4-INCH, C900 PVC)	19	EA	\$ 1,000.00	\$ 19,000.00
504.4.1.A.1	SEWER SERVICE LINE (4-INCH, C900 PVC)	1430	LF	\$ 75.00	\$ 107,250.00
601.4.1.A.1	8-INCH STORM DRAIN PIPE, CLASS ASTM D 3034 PVC	120	LF	\$ 65.00	\$ 7,800.00
602.4.1.G.1	STORM DRAIN INLET - TYPE 12" INLINE DRAIN	2	EA	\$ 1,500.00	\$ 3,000.00
705.4.1.A.1	PORTLAND CEMENT CONCRETE PAVEMENT - CLASS 4000, THICKNESS 4"	180	SY	\$ 85.00	\$ 15,300.00
706.4.1.A.3	6" VERTICAL CURB (NO GUTTER)	220	LF	\$ 70.00	\$ 15,400.00
706.4.1.A.5	STANDARD 6" VERTICAL CONCRETE CURB AND GUTTER	320	LF	\$ 70.00	\$ 22,400.00
706.4.1.B.1	CONCRETE VALLEY GUTTER	380	LF	\$ 70.00	\$ 26,600.00
706.4.1.E.1	CONCRETE SIDEWALK, THICKNESS 4"	110	SY	\$ 75.00	\$ 8,250.00
706.4.1.H.1	PEDESTRIAN RAMP W/DETECTABLE WARNING DOMES	60	SY	\$ 250.00	\$ 15,000.00
706.4.1.I.1	CONCRETE CURB DROPS	2	EA	\$ 250.00	\$ 500.00
802.4.1.A.1	CRUSHED AGGREGATE BASE, 3/4-INCH	1740	TON	\$ 35.00	\$ 60,900.00
802.4.1.E.1	CRUSHED AGGREGATE SUBBASE, 2.5-INCH	3310	TON	\$ 35.00	\$ 115,850.00
810.4.1.A.1	PLANT MIX PAVEMENT (3" THICKNESS)	700	TON	\$ 135.00	\$ 94,500.00
1001.4.1.A.1	SEDIMENT CONTROL & CONSTRUCTION SITE MANAGEMENT	1	LS	\$ 10,000.00	\$ 10,000.00
1006.4.1.B.1	RIPRAP SLOPE AND OUTLET PROTECTION	80	SY	\$ 100.00	\$ 8,000.00
1006.4.1.F.1	RIPRAP SLOPE AND WEIR PROTECTION	50	SY	\$ 100.00	\$ 5,000.00
1102.4.1.A.1	RV PARK ELECTRICAL GENERAL	1	LS	\$ 236,318.00	\$ 236,318.00
1102.4.1.A.5	EV CHARGER CIRCUIT	1	LS	\$ 2,920.00	\$ 2,920.00
1103.4.1.A.1	CONSTRUCTION TRAFFIC CONTROL	1	LS	\$ 5,000.00	\$ 5,000.00
1104.4.1.A.1	PAVEMENT LINE PAINT OR PAINTED TRAFFIC MARKINGS	420	SF	\$ 5.00	\$ 2,100.00
1105.4.1.A.1	PERMANENT SIGNING	10	SF	\$ 50.00	\$ 500.00
1107.4.1.A.1	REMOVAL OF PAVEMENT MARKINGS	1	LS	\$ 500.00	\$ 500.00
2010.4.1.A.1	MOBILIZATION	1	LS	\$ 86,000.00	\$ 86,000.00
2020.4.1.H.1	CONSTRUCTION SURVEYING	1	LS	\$ 10,000.00	\$ 10,000.00
2040.4.1.C.1	TRASH ENCLOSURE	1	EA	\$ 15,000.00	\$ 15,000.00
2050.4.1.C.1	SUBGRADE SEPARATION GEOTEXTILE	5000	SY	\$ 5.50	\$ 27,500.00
2060.4.1.A.1	MINOR CHANGES	1	CS	\$ 10,000.00	\$ 10,000.00
SP01.4.1.A.1	RESTROOM/SHOWER BUILDING (2 RESTROOMS, 2 SHOWERS)	1	LS	\$ 285,000.00	\$ 285,000.00
SP02.4.1.A.1	SITE LANDSCAPING	1	LS	\$ 168,070.00	\$ 168,070.00
SP03.4.1.A.1	SITE IRRIGATION	1	LS	\$ 50,670.00	\$ 50,670.00
SP04.4.1.A.1	FENCING & GATES	1	LS	\$ 31,680.00	\$ 31,680.00
SP05.4.1.A.1	SITE FURNISHINGS	1	LS	\$ 71,750.00	\$ 71,750.00
SP06.4.1.A.1	BOLLARDS	4	EA	\$ 1,000.00	\$ 4,000.00
SP07.4.1.A.1	LANDSCAPE WALL (REQUIRED FOR FIVE 70-FT RV SPACES)	176	LF	\$ 175.00	\$ 30,800.00

Total Estimate - Bid Schedule A \$ 1,812,158.00

Scope Description: See 35% plans. Full restroom (x 2) + shower (x 2) facility; ten (10) 70-ft and eight (8) 55-ft long full service RV sites; full depth gravel and pavement sections for drive aisle and RV sites; robust landscaping to include 41 trees, shared fire pit at waterfront, sidewalks and ADA access; trash enclosure; new water, sewer and electrical mains and services; irrigation; perimeter fencing; security gates; stormwater management; site furnishings to include picnic tables at each RV site.