

COST PREMIUM, KEEP AREA

KEEP Project Site Acreage

KEEP Project Site Developable Acreage

195.27	195.27
103.32	103.32

HARD COSTS

The following are costs that are unique to land along Keystone Boulevard.

SITE WORK

Basic Earthwork²

Note: A majority, but not all, basic earthwork costs, contribute to the Cost Premium

Import Fill

Hazardous Waste Cleanup (TBD based on Phase 1 and possibly Phase 2 Analysis of multiple sites)

Subtotal, Site Work (Exclusive of Keystone Blvd)

Adjustment Assumption: Cost of fill can be reduced by 40.5% since parking areas don't need to be raised

Adjusted Subtotal (excluding Keystone Blvd costs)

INCLUDING FILL	IF FILL IS FREE
\$ 2,100,720	\$ 2,100,720
\$ 9,800,280	\$ -
TBD	TBD
\$ 11,901,000	\$ 2,100,720
\$ 4,819,905	\$ 850,792
\$ 7,081,095	\$ 1,249,928

Keystone Boulevard

Unit prices for KB are not prevailing wage; add 20% for prevailing wage

Clear and grub

Strip topsoil

Basic Earthwork

Import Fill

Replace topsoil

30' Wide Keystone Boulevard Paving

ADA ramps

Relocate Trail

Stormwater Management detention basins

Stormwater Conveyance for Keystone Blvd (inlets/pipes) / LF of road

Sanitary Sewer Construction (assumes LPSS)

Waterline Extension

Erosion Controls

Pavement markings and signage

Traffic control

Mobilization

Subtotal before contingency

20% Contingency

Subtotal, Keystone Boulevard

Unit prices are not prevailing wage. Add 20% for prevailing wage.

Prevailing Wage, Addition @ 20%

Subtotal, Keystone Boulevard inc. prevailing wage

Subtotal, Site Work (Cost Premium)

\$ 80,000	\$ 80,000
\$ 36,000	\$ 36,000
\$ 126,000	\$ 126,000
\$ 405,000	\$ 405,000
\$ 15,000	\$ 15,000
\$ 675,000	\$ 675,000
\$ 8,400	\$ 8,400
\$ 177,000	\$ 177,000
\$ 322,344	\$ 322,344
\$ 174,525	\$ 174,525
\$ 750,000	\$ 750,000
\$ 550,000	\$ 550,000
\$ 98,000	\$ 98,000
\$ 100,000	\$ 100,000
\$ 50,000	\$ 50,000
\$ 15,000	\$ 15,000
\$ 3,582,269	\$ 3,582,269
\$ 716,454	\$ 716,454
\$ 4,298,723	\$ 4,298,723
\$ 859,745	\$ 859,745
\$ 5,158,467	\$ 5,158,467
\$ 12,239,562	\$ 6,408,396

TOTAL COST PREMIUM, KEEP AREA

Cost Premium, KEEP Area

Cost Premium per Acre (based on 103.32 Developable Acres)

Cost Premium, KEEP Area (excluding Keystone Blvd costs)

Cost Premium per Acre (103.32 Ac, excluding Keystone Blvd costs)

Assumptions

- Costs for initial habitat surveys are included. If habitat were to be found, then a presence absence survey for the species would be required; the
- Cost of fill includes cost of elevating new building pads out of floodplain (in separate cost estimates)
- Unknown costs include environmental remediation, archaeological studies related to tribal lands, and jurisdictional determination of wetlands.
- Conceptual railroad sidings are shown on plan. These are not included in Costs for Steering Committee spreadsheet because each future
- Costs assume intesection improvements not required on Grosstown Rd.

\$ 12,239,562	\$ 6,408,396
\$ 118,463	\$ 62,025
\$ 7,081,095	\$ 1,249,928
\$ 68,536	\$ 12,098