From:	Erin Claunch
To:	Mattox, Lora; Monat, Elyse
Cc:	Tim Sather; Nick Pancheau; Pam Ask; Travis Smith; Brandy Dangerfield
Subject:	[EXTERNAL] Johnson Lane TA application justification
Date:	Monday, May 19, 2025 5:16:42 PM
Attachments:	sanbelllogotaglinesharptagline_f330cd6a-a5ed-47a8-b1a2-e03589aec913.png 22113_Johnson_Ln_Cost_Estimate.pdf 22113_Johnson_Ln_Funding Allocation.pdf

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Lora/Elyse...

Thank you for your efforts in coordinating with me on the referenced application. Please see the attached PDFs for the modified cost estimate and funding allocation summary table. I provide these with the following notes and justifications:

- As directed (and counter to the TA Application instructions), I removed the IDC calculation from the construction costs and moved it to apply only to the preliminary engineering phase.
- Instead of using the recommended 35% and 25% for preliminary engineering and construction engineering costs (respectively) as shown in the TA Application instructions, I used $50,000 and $30,000 for these items, respectively.
- I also reviewed the raw construction estimate (now shown at $165,000 without the IDC). I did not change any of the estimate's unit costs. (It should be noted that I modified a typo in the unit for 6" Sidewalk (6-feet) from SY to SF.) Prior to contingency and inflation, the raw construction cost is $111,214.15. This comes to approximately $256 / LF of sidewalk. The LPSD has recently constructed (last Summer) a similar sidewalk project that is approximately 125-feet of sidewalk. This project was built for approximately $28,000, which equates to $224 / LF of sidewalk. This project also had to be re-bid multiple times as the Board received multiple bids over $50,000. Therefore, I feel that our construction estimate to be a best representation of the conceptual design project.

Please do not hesitate to reach out with any additional questions or concerns. Thanks again for all of your efforts on this application, and I greatly appreciate your consideration! Have a great rest of your week!

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