

**IV. RIGHT-OF-WAY REQUIREMENTS**

No additional right-of-way is anticipated for the Phase I improvements. Bunker Lake Boulevard will be dedicated through the platting process. The City also previously acquired right-of-way for the sanitary sewer extension along Armstrong Boulevard, and currently owns a segment of right-of-way needed to complete the full right-of-way for Bunker Lake Boulevard. This right-of-way segment along Bunker Lake Boulevard is occupied by private encroachment which will need to be moved by the owner prior to the work.

**V. PROJECT COSTS**

The estimated project costs are summarized below. Detailed cost estimates are included in the appendix of this report. Project assessments will be subject to final negotiations with the Petitioner.

**Costs Summary**

	<b>2011 Phase I</b>	<b>Future Widening</b>	<b>Totals</b>
Street and Trail Improvements - Bunker Lake	\$ 666,450	\$ 790,362	\$ 1,456,812
Drainage Improvements - Bunker Lake	\$ 267,326	\$ 35,721	\$ 303,047
Sanitary Sewer Ext. - Sunwood to Bunker	\$ 135,758	\$ -	\$ 135,758
Sanitary Sewer - Bunker Lake	\$ 315,388	Dev. Lateral(s)	\$ 315,388
Sanitary Sewer Ext. - Bunker to Fire Station	\$ 106,851	\$ -	\$ 106,851
Watermain Crossing at Armstrong	\$ 14,083	\$ -	\$ 14,083
Watermain Extensions - Bunker Lake Blvd	\$ 375,511	Dev. Lateral(s)	\$ 375,511
Puma Street Surfacing	\$ 117,049	\$ -	\$ 117,049
Armstrong Boulevard Trail	\$ 250,000		\$ 250,000
Puma Street Trail	\$ 100,988		\$ 100,988
<b>Project Totals</b>	<b>\$ 2,349,404</b>	<b>\$ 826,083</b>	<b>\$ 3,175,487</b>

**Oversizing Costs**

			<b>Percent of Total</b>
Drainage Oversizing (City Share)	\$ 53,530	\$ -	20.0%
Sewer Oversizing (City Share)	\$ 167,818	\$ -	37.2%
Water Oversizing (City Share)	\$ -	\$ -	0.0%
<b>City Sub-Total</b>	<b>\$ 221,348</b>		

Costs to construct Puma Street to a 32-foot wide road with curb and gutter and full utilities are roughly \$320 per foot, or a total cost in the range of \$800,000 to \$900,000.

These cost estimates are based on public construction cost information and are an opinion for general information and project financial planning. Actual costs for project financing should be based upon competitive bid pricing with reasonable contingencies.