

## Phase 1

(this is the request to the City)  
\$200K-\$250K

Two options. Standard public  
road or standard public road with  
a landscaped center median

## Phase 2

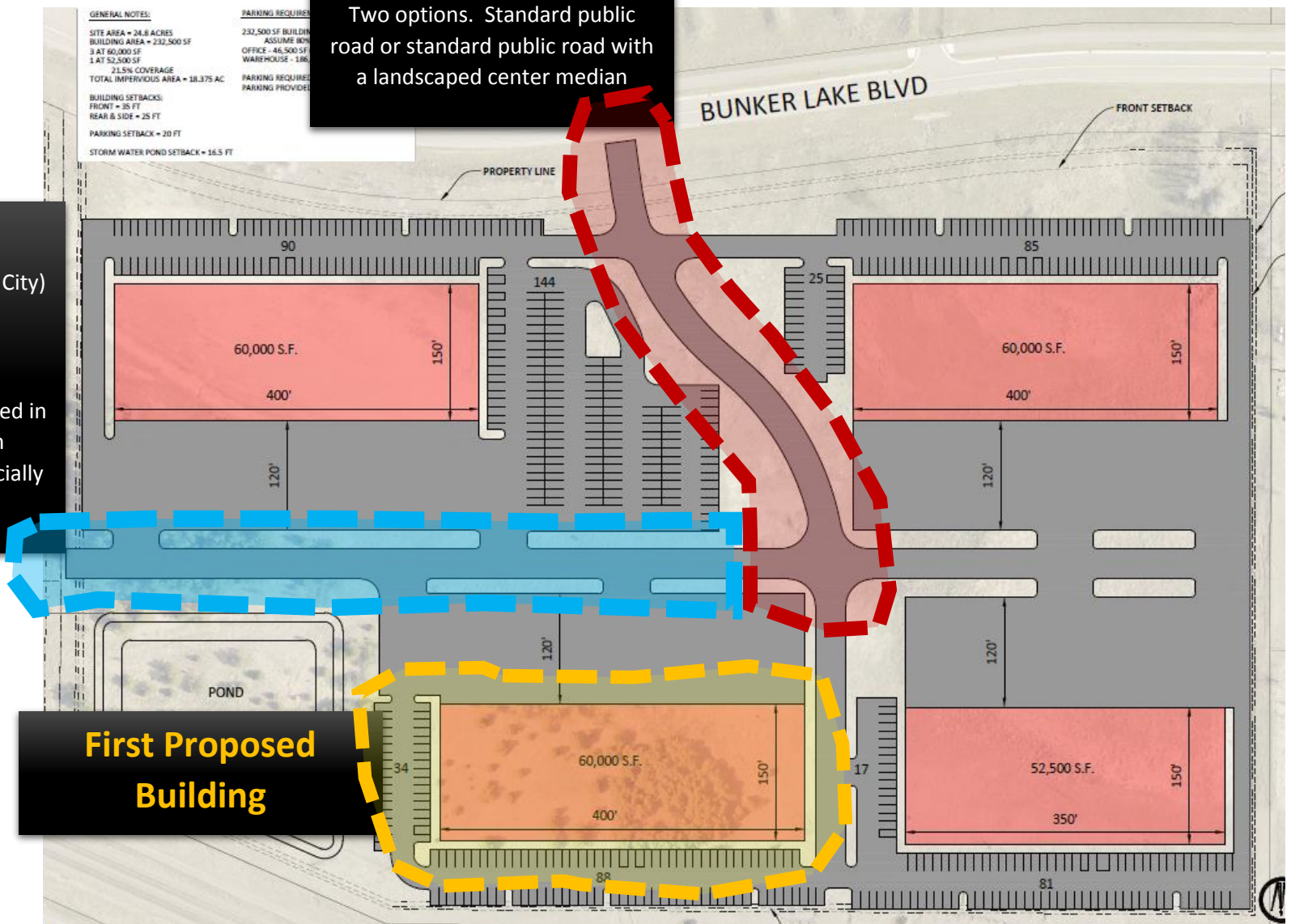
(this is NOT a request to the City)  
\$225K-\$260K

This may or may not be needed in  
the future, depending on  
development patterns, especially  
to the west.

First Proposed  
Building

**GENERAL NOTES:**  
SITE AREA = 24.8 ACRES  
BUILDING AREA = 232,500 SF  
3 AT 60,000 SF  
1 AT 52,500 SF  
21.5% COVERAGE  
TOTAL IMPERVIOUS AREA = 18.375 AC  
BUILDING SETBACKS:  
FRONT = 35 FT  
REAR & SIDE = 25 FT  
PARKING SETBACK = 20 FT  
STORM WATER POND SETBACK = 16.5 FT

**PARKING REQUIRES:**  
232,500 SF BUILDING  
ASSUME 80%  
OFFICE - 46,500 SF  
WAREHOUSE - 186,  
PARKING REQUIRES:  
PARKING PROVIDED:



# PRELIMINARY ENGINEER'S ESTIMATE

RAMSEY BUSINESS PARK - EAST PARCEL COLLECTOR ROADWAYS  
 PSD, LLC  
 BMI PROJECT NO. R16.113129

3/2/2017

ITEM NO.	ITEM	UNIT	UNIT PRICE	ENGINEERS ESTIMATE OPTION 1 (TWO LANE ROADWAY)				ENGINEERS ESTIMATE OPTION 2 (TWO LANE ROADWAY W/ CENTER MEDIAN)			
				PHASE 1 QUANTITY	PHASE 1 TOTAL	PHASE 2 QUANTITY	PHASE 2 TOTAL	PHASE 1 QUANTITY	PHASE 1 TOTAL	PHASE 2 QUANTITY	PHASE 2 TOTAL
1	MOBILIZATION	LUMP SUM	\$20,000.00	1	\$20,000.00	1	\$20,000.00	1	\$20,000.00	1	\$20,000.00
2	COMMON EXCAVATION (EV)	CU YD	\$6.00	1,300	\$7,800.00	1,400	\$8,400.00	1,525	\$9,150.00	1,800	\$10,800.00
3	AGGREGATE BASE CLASS 5 (10")	TON	\$24.00	1,450	\$34,800.00	1,650	\$39,600.00	1,825	\$43,800.00	2,050	\$49,200.00
4	TYPE SP 9.5 WEARING COURSE (1.5")	TON	\$85.00	210	\$17,850.00	225	\$19,125.00	250	\$21,250.00	205	\$17,425.00
5	TYPE SP 12.5 NON WEARING COURSE (3.5")	TON	\$75.00	500	\$37,500.00	525	\$39,375.00	590	\$44,250.00	475	\$35,625.00
6	STORM SEWER PIPE	LIN FT	\$45.00	350	\$15,750.00	650	\$29,250.00	375	\$16,875.00	675	\$30,375.00
7	RC PIPE APRON	EACH	\$1,500.00	2	\$3,000.00	1	\$1,500.00	2	\$3,000.00	1	\$1,500.00
8	STORM SEWER MH / CB	EACH	\$2,500.00	4	\$10,000.00	4	\$10,000.00	4	\$10,000.00	4	\$10,000.00
9	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	\$13.00	1,120	\$14,560.00	1,650	\$21,450.00	1,675	\$21,775.00	3,150	\$40,950.00
10	TRAFFIC CONTROL	LUMP SUM	\$2,500.00	1	\$2,500.00	1	\$2,500.00	1	\$2,500.00	1	\$2,500.00
11	PREMIUM TOPSOIL BORROW	CU YD	\$30.00	120	\$3,600.00	150	\$4,500.00	120	\$3,600.00	150	\$4,500.00
12	STORM DRAIN INLET PROTECTION	EACH	\$500.00	5	\$2,500.00	5	\$2,500.00	5	\$2,500.00	5	\$2,500.00
13	STABILIZED CONSTRUCTION EXIT	LUMP SUM	\$1,500.00	1	\$1,500.00	1	\$1,500.00	1	\$1,500.00	1	\$1,500.00
14	SEDIMENT CONTROL LOG	LIN FT	\$10.00	100	\$1,000.00	100	\$1,000.00	100	\$1,000.00	100	\$1,000.00
15	HYDRAULIC BFM, SEED MIX 25-121, FERTILIZER TYPE 3	SQ YD	\$1.50	3,300	\$4,950.00	3,500	\$5,250.00	3,300	\$4,950.00	3,500	\$5,250.00
<b>ESTIMATED CONSTRUCTION COST</b>					\$177,310.00		\$205,950.00		\$206,150.00		\$233,125.00
<b>CONSTRUCTION CONTINGENCY (10%)</b>					\$17,731.00		\$20,595.00		\$20,615.00		\$23,312.50
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>					\$195,041.00		\$226,545.00		\$226,765.00		\$256,437.50
				<b>OPTION 1 TOTAL</b>				<b>OPTION 2 TOTAL</b>			
				\$421,586.00				\$483,202.50			

OPTION 1: 32 FT ROADWAY F-F, (14' LANE 2' CURB REACTION DISTANCE), B618 CURB AND GUTTER  
 OPTION 2: 40 FT ROADWAY F-F, 8 FT CENTERLINE MEDIAN, 16 FT F-F TRAVEL LANES (12' TRAVEL LANE, 2' CURB REACTION DISTANCE), B618 CURB AND GUTTER

PHASE 1: BUNKER LAKE BLVD TO INTERIOR INTERSECTION  
 PHASE 2: INTERIOR INTERSECTION TO WEST PARCEL LINE