

**COST ESTIMATE TO FINISH - 32 LOT DEVELOPMENT Pinon 96**

**TRACT NO. 6507**

HABITABLE AREA EACH BLDG.:	5000	Date:	10/18/2023
No. BLDGS.:	32	By:	
On-Site Acreage:	9.72	0	

Item No.	Item Description	Qty	Unit	Unit \$	Item \$	TOTALS
<b>" Improvements"</b>						
<b>Grading - On-site</b>						
1.	Earthwork - Rough Grading (REF Miller Bid 1/26/22)	68,140	cy	4.03	274,604	
2.	Earthwork - Over-ex (4.0')		cy	3.50		
					Subtotal	274,604
<b>Erosion Control - On-Site</b>						
3.	Sandbags	1	ls	1,500.00	1,500	
4.	Silt Fence	5,300	lf	3.00	15,900	
					Subtotal	17,400
<b>Storm Drain Improvements - On-Site</b>						
5.	18" Storm Drain Pipe	212	lf	65.00	13,780	
6.	Catch Basin	8	ea	5,000.00	40,000	
7.	Standard Manhole COT Std. Plan 2.1	1	ea	3,200.00	3,200	
8.	12" RCP	320	lf	58.00	18,560	
9.	Tie in to side Existing CB	1	ea	1,200.00	1,200	
10.	Outlet Structure COT Std. Plan 2.5	1	ea	3,000.00	3,000	
					Subtotal	79,740
<b>Sewer Improvements - On-Site</b>						
11.	8" Sewer Line	2,230	lf	29.26	65,250	
12.	4" Laterals COT Std. Plan 3.1	1,260	lf	28.86	36,364	
13.	Tie in to Existing Stub	1	ea	2,500.00	2,500	
13.	Standard Manhole COT Std. Plan 3.5	11	ea	2,500.00	27,500	
					Subtotal	131,614
<b>Water Improvements - On-Site</b>						
14.	8" PVC C-900 CL-150 W/Fittings	1,992	lf	94.28	187,806	
15.	6" PVC C-900 CL-150 W/Fittings	1,919	lf	94.22	180,808	
16.	8" Gate Valve	16	ea	2,250.00	36,000	
17.	6" Gate Valve	20	ea	2,000.00	40,000	
18.	6" Fire Hydrant	8	ea	6,000.00	48,000	
19.	6" Fire Hyd Lateral	239	lf	95.00	22,705	
20.	1' & 2" Water Services	97	ea	1,100.00	106,700	
21.	8" Back flow meter	2	ea	12,000.00	24,000	
22.	6" back flow meter	1	ea	7,500.00	7,500	
23.	2" back flow meter	1	ea	1,500.00	1,500	
24.	2" Blow Off Assembly COT Std Plan 4.5	2	ea	4,700.00	9,400	
25.	Pressure Reduction Valve ( Allowance)	1	ls	25,000.00	25,000	
26.	Air Release Valve Assembly COT Std Plan 4.9	1	ea	1,500.00	1,500	
27.	Hot Tap Water Services - Lots and Park Service	33	ea	1,100.00	36,300	
					Subtotal	727,219

**COST ESTIMATE TO FINISH - 32 LOT DEVELOPMENT Pinon 96**

**TRACT NO. 6507**

HABITABLE AREA EACH BLDG.:	5000	Date:	10/18/2023
No. BLDGS.:	32	By:	
On-Site Acreage:	9.72	0	

Item No.	Item Description	Qty	Unit	Unit \$	Item \$	TOTALS
<b><i>Street Improvements - On-Site</i></b>						
28.	Asphalt Concrete (0.25') (R=20, TI=5.0)	0.45	ton	93.00	42	
29.	Aggregate Base, Class II (0.67') (R=20, TI=5.0)	1	cy	51.00	51	
30.	Subgrade Preparation	25	sf	0.35	9	
31.	4" Rolled Curb & Gutter	1	lf	12.50	13	
32.	6" Curb only	1	lf	11.00	11	107
33.	6" wide 0" Curb Face COT Std Plan 5.5	1,804	lf	10.00	18,040	
34.	Driveways	3,072	sf	4.00	12,288	
35.	Sidewalk	31,000	sf	3.50	108,500	
36.	Street Name Signs	6	ea	275.00	1,650	
37.	Street Lights - Pole Top	7	ea	2,500.00	17,500	
38.	Monument Encasements	0	ea	1,000.00	0	
39.	Cross Gutter	3,320	sf	8.00	26,560	
40.	Accessible Curb Ramp	1	ea	2,500.00	2,500	
41.	Sawcut	170	lf	1.10	187	
					Subtotal	187,332
<b><i>Utilities - On-Site - See Notes</i></b>						
42.	Joint Trench, Conduit & Boxes	32	lot	2,960.00	94,720	
43.	Relocate Power Poles		ea	50,000.00	0	
44.	SCE Fees	32	lot	850.00	27,200	
45.	Gas Main - Internal to Site	2,320	lf	2.50	5,800	
46.	SCE Pre-Engineering	1	ea	3,500.00	3,500	
					Subtotal	131,220
<b><i>Landscaping &amp; Irrigation</i></b>						
47.	Landscaping and Irrigation	86,800	sf	3.00	260,400	
					Subtotal	260,400
<b><i>Miscellaneous</i></b>						
48.	3' Ret. Wall with 6' fence	790	lf	75.00	59,250	
49.	6' Decorative Sump Wall	1,727	lf	75.00	129,525	
50.	Pool, Tot, Pickle Ball (Allowance)	1	ls	100,000.00	100,000	
51.	Entry Feature	1	ls	7,500.00	7,500	
52.	Park Restroom/Mech Room (Allowance)	1	ls	25,000.00	25,000	
					Subtotal	321,275
<b>Subtotal On-Site and Off-Site Construction Costs:</b>					<b>\$2,130,804</b>	
<b>15% Contingency:</b>					<b>\$319,621</b>	
<b>Total On-Site and Off-Site Construction Costs:</b>					<b>\$2,450,425</b>	

**COST ESTIMATE TO FINISH - 32 LOT DEVELOPMENT Pinon 96**

**TRACT NO. 6507**

HABITABLE AREA EACH BLDG.:	5000			Date:	10/18/2023
No. BLDGS.:	32			By:	
On-Site Acreage:	9.72		0		

Item No.	Item Description	Qty	Unit	Unit \$	Item \$	TOTALS
----------	------------------	-----	------	---------	---------	--------

***City of Tehachapi and Misc. Fees - For Final Map Approval - Note 2***

53.	Final Map Fee : Condo	32	du		2,377	
54.	Grading Plan Check		acre			Complete
55.	Street Plan Check		sht			Complete
56.	Sewer Plan Check		sht			Complete
57.	Water Plan Check		sht			Complete
58.	Storm Drain Plan Check		sht			Complete
59.	Landscape Plan Check Fee		ea			Complete
60.	SWPPP Plan Check		sht			Complete
61.	City Construction Off Site Inspection	1	ea	10,000.00	10,000	
62.	City On-Site Construction & Building Inspection	32	ea	5,000.00	160,000	
63.	SWPPP Construction Annual Fees	1	yr	1,408.00	1,408	
					Subtotal	173,785

***Design Engineering***

64.	Storm Water Pollution Prevention Plan	1	ls		2,520	
65.	Topo and Boundary Survey	0	ls			
66.	Improvement Plans, Final Mapping, Condo Map	1	ls	18,500	18,500	To Finish
67.	Off-Site Hydrology Study/Channel & Culvert Analysis	1	ls			
68.	Soils Report	1	ls			
					Subtotal	21,020

***Architecture***

69.	Landscape Architecture	6%	%		15,624	
					Subtotal	15,624

***Construction Engineering***

70.	Construction Management	5.0%	%	2,130,804	106,540	
71.	Soils Tests & Final Report:	2.0%	%	2,130,804	42,616	
72.	Construction Staking & Surveying	32	lot	500	16,000	
73.	SWPPP Weekly Monitoring	40	weeks	300.00	12,000	
					Subtotal	177,156

**TOTAL ESTIMATED COST OF PROJECT TO FINISH: \$2,838,010**

Average per Bldg.: \$88,688

Per 5,000 sf Airconditioned \$18

Cost per Acre ( Excludes Open Space): \$291,976

- NOTES:**
- Traffic Mitigation fees and fees due at time of Building Permit have not been included: Sewer, School, etc.
  - Cost Estimate excludes cost of land. Estimate to "finished building pads".