

APPENDIX C

**High-Speed, Two-Lane SR 28 Planning-Level Opinion of Cost**

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**PLANNING LEVEL OPINION OF COST SUMMARY**

Project Description: SR 28 Corridor Study	Client: Chelan-Douglas Transportation Council
Corridor Section: SR 28: 3rd ST SE - Batterman Rd, Rock Island Rd	Date: Aug-21
Location: Chelan-Douglas Transportation Council	Date of Cost Index: 2022
	Calculated By/Entered By: EB
	Checked By: KSW/CJW

**Rural 2-Lane Concept**

		ITEM	UNIT	ESTIMATED COST	QTY	COST
<b>I.</b>	<b>RIGHT OF WAY</b>					
		RIGHT OF WAY (urban undeveloped)	SF	\$8	-	\$0
		TEMPORARY CONSTRUCTION EASEMENTS (urban undeveloped)	SF	\$2	-	\$0
		ADMINISTRATION (titles, appraisals, negotiations consultant, etc.)	EA	\$15,000	12	\$180,000
		<b>RIGHT OF WAY TOTAL</b>				<b>\$180,000</b>
			<b>Inflation</b>	<b>ROW Year</b>	<b>Cost Index</b>	<b>Future Cost</b>
		<b>FUTURE ROW COST BASED ON INFLATION RATE</b>	<b>5%</b>	<b>2027</b>	<b>2022</b>	<b>\$230,000</b>
<b>II.</b>	<b>CONSTRUCTION</b>					
<b>1</b>	<b>PREPARATION/GRADING/DRAINAGE</b>					
	<b>1.1 PREPARATION</b>					
		CLEAR & GRUB, DEMO	ACRE	\$5,000	33	\$165,000
		REMOVING EXISTING PAVEMENT	SY	\$15	90,000	\$1,350,000
		REMOVAL STRUCTURES & OBSTRUCTIONS	LS	\$250,000	1	\$250,000
	<b>1.2 EARTHWORK</b>					
		ROADWAY EXCAVATION INCL. HAUL	CY	\$25	55,000	\$1,375,000
		STRUCTURE EX. CL. A INCL. HAUL	CY	\$45	2,100	\$94,500
	<b>1.3 STORMWATER MITIGATION</b>					
		DETENTION AND TREATMENT	SF	\$10	628,600	\$6,286,000
	<b>1.4 STORM SEWER</b>					
		CATCH BASIN TYPE 1	EA	\$1,800	-	\$0
		CATCH BASIN TYPE 2	EA	\$5,000	-	\$0
		SCHEDULE A STORM SEWER PIPE 12 IN. DIAM.	LF	\$65	-	\$0
		SCHEDULE A STORM SEWER PIPE 18 IN. DIAM.	LF	\$85	-	\$0
<b>2</b>	<b>STRUCTURE</b>					
		RETAINING WALLS (MSE)	SF	\$75	41,600	\$3,120,000
<b>3</b>	<b>SURFACING</b>					
		HOT MIX ASPHALT	TON	\$80	62,900	\$5,032,000
		CRUSHED SURFACING	TON	\$35	74,300	\$2,600,500
<b>4</b>	<b>ROADSIDE DEVELOPMENT</b>					
		TEMP. WATER POLLUTION & EROSION CONTROL (2%)	LS	\$691,000	1	\$691,000
<b>5</b>	<b>TRAFFIC</b>					
		TRAFFIC BARRIER	LF	\$300	45,000	\$13,500,000
		ILLUMINATION	LS	\$300,000	1	\$300,000
		SIGNING	LS	\$86,000	1	\$86,000
		STRIPING	LF	\$2	188,600	\$377,200
		CURBS	LF	\$45	-	\$0
		CURB RAMP	EA	\$8,000	-	\$0
		SIDEWALKS	SY	\$65	-	\$0
		TRAFFIC CONTROL (10%)	LS	\$3,454,000	1	\$3,454,000

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<b>6</b>	<b>OTHER ITEMS</b>				
	SURVEYING (2%)	LS	\$691,000	1	\$691,000
	SPECIAL ITEMS	EST	\$0	1	\$0
	UTILITY RELOCATIONS	EST	\$0	1	\$0
<b>7</b>	<b>SUBTOTAL (ITEMS 1 THRU 6)</b>				<b>\$39,372,200</b>
<b>8</b>	<b>MOBILIZATION (10%)</b>				
	10% OF ITEM 7	EST	\$3,937,300	1	\$3,937,300
<b>9</b>	<b>CONSTRUCTION SUBTOTAL (ITEMS 7 &amp; 8)</b>				<b>\$43,309,500</b>
<b>10</b>	<b>SALES TAX</b>				
<b>11</b>	<b>AGREEMENTS (Utilities, WSP, etc.)</b>	EST	\$0	1	\$0
<b>12</b>	<b>SUBTOTAL (ITEMS 9 THRU 11)</b>				<b>\$43,309,500</b>
<b>13</b>	CONTINGENCY (30% OF ITEM 12)	EST	\$12,992,900	1	\$12,992,900
<b>14</b>	<b>CONSTRUCTION SUBTOTAL (ITEMS 12 &amp; 13)</b>				<b>\$56,302,400</b>
<b>15</b>	<b>FUTURE CN COST BASED ON INFLATION RATE</b>	<b>Inflation</b>	<b>Const. Year</b>	<b>Cost Index</b>	<b>Future Cost</b>
		<b>10%</b>	<b>2029</b>	<b>2022</b>	<b>\$109,718,000</b>
<b>16</b>	<b>CONSTRUCTION ADMINISTRATION</b>				
	CONSTRUCTION ENGINEERING (15% OF ITEM 14)	EST	\$8,445,400	1	\$8,445,400
	CITY ENGINEERING & ADMINISTRATION (5% OF ITEM 14)	EST	\$2,815,200	1	\$2,815,200
<b>17</b>	<b>FUTURE CN ADMIN COST BASED ON INFLATION RATE</b>	<b>Inflation</b>	<b>Const. Year</b>	<b>Cost Index</b>	<b>Future Cost</b>
		<b>5%</b>	<b>2029</b>	<b>2022</b>	<b>\$15,845,000</b>
<b>III.</b>	<b>PRELIMINARY WORK</b>				
	PRELIMINARY ENGINEERING (15.0% OF ITEM 14)	EST	\$8,445,400	1	\$8,445,400
	CITY ENGINEERING & ADMINISTRATION (5% OF ITEM 14)	EST	\$2,815,200	1	\$2,815,200
	ENVIRONMENTAL PERMITS/DOCUMENTS	EST	\$230,000	1	\$230,000
	<b>FUTURE PE COST BASED ON INFLATION RATE</b>	<b>Inflation</b>	<b>Design Year</b>	<b>Cost Index</b>	<b>Future Cost</b>
		<b>5%</b>	<b>2025</b>	<b>2022</b>	<b>\$13,302,000</b>
<b>IV.</b>	<b>TOTAL ESTIMATED COST (ITEMS I, 15, 17, &amp; III)</b>				
	SUB-TOTAL PROJECT COST (BASED ON INFLATION RATE)				\$139,095,000
<b>TOTAL PROJECT COST RANGE (BASED ON INFLATION RATE)</b>					<b>\$140,000,000</b>

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Location: Chelan-Douglas Transportation Council	Date of Cost Index: 2022
	Calculated By/Entered By: EB
	Checked By: KSW/CJW

**Loop Trail Extension**

		ESTIMATED UNIT			
	ITEM	UNIT	COST	QTY	COST
<b>I.</b>	<b>RIGHT OF WAY</b>				
	RIGHT OF WAY (urban undeveloped)	SF	\$8	-	\$0
	TEMPORARY CONSTRUCTION EASEMENTS (urban undeveloped)	SF	\$2	-	\$0
	ADMINISTRATION (titles, appraisals, negotiations consultant, etc.)	EA	\$15,000	-	\$0
	<b>RIGHT OF WAY TOTAL</b>				<b>\$0</b>
	<b>FUTURE ROW COST BASED ON INFLATION RATE</b>	<b>Inflation</b>	<b>ROW Year</b>	<b>Cost Index</b>	<b>Future Cost</b>
		<b>5%</b>	<b>2027</b>	<b>2022</b>	<b>\$0</b>
<b>II.</b>	<b>CONSTRUCTION</b>				
<b>1</b>	<b>PREPARATION/GRADING/DRAINAGE</b>				
<b>1.1</b>	<b>PREPARATION</b>				
	CLEAR & GRUB, DEMO	ACRE	\$5,000	14	\$70,000
	REMOVING EXISTING PAVEMENT	SY	\$15	-	\$0
	REMOVAL STRUCTURES & OBSTRUCTIONS	LS	\$50,000	1	\$50,000
<b>1.2</b>	<b>EARTHWORK</b>				
	ROADWAY EXCAVATION INCL. HAUL	CY	\$25	23,000	\$575,000
	STRUCTURE EX. CL. A INCL. HAUL	CY	\$45	-	\$0
<b>1.3</b>	<b>STORMWATER MITIGATION</b>				
	DETENTION AND TREATMENT	SF	\$10	307,200	\$3,072,000
<b>1.4</b>	<b>STORM SEWER</b>				
	CATCH BASIN TYPE 1	EA	\$1,800	-	\$0
	CATCH BASIN TYPE 2	EA	\$5,000	-	\$0
	SCHEDULE A STORM SEWER PIPE 12 IN. DIAM.	LF	\$65	-	\$0
	SCHEDULE A STORM SEWER PIPE 18 IN. DIAM.	LF	\$85	-	\$0
<b>2</b>	<b>STRUCTURE</b>				
	RETAINING WALLS (MSE)	SF	\$75	-	\$0
<b>3</b>	<b>SURFACING</b>				
	HOT MIX ASPHALT	TON	\$80	6,800	\$544,000
	CRUSHED SURFACING	TON	\$35	12,200	\$427,000
<b>4</b>	<b>ROADSIDE DEVELOPMENT</b>				
	TEMP. WATER POLLUTION & EROSION CONTROL (2%)	LS	\$95,000	1	\$95,000
<b>5</b>	<b>TRAFFIC</b>				
	TRAFFIC BARRIER	LF	\$300	-	\$0
	ILLUMINATION	LS	\$0	1	\$0
	SIGNING	LS	\$10,000	1	\$10,000
	STRIPING	LF	\$2	-	\$0
	CURBS	LF	\$45	-	\$0
	CURB RAMP	EA	\$8,000	-	\$0
	SIDEWALKS	SY	\$65	-	\$0
	TRAFFIC CONTROL (5%)	LS	\$238,000	1	\$238,000

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<b>6</b>	<b>OTHER ITEMS</b>				
	SURVEYING (2%)	LS	\$95,000	1	\$95,000
	SPECIAL ITEMS	EST	\$0	1	\$0
	UTILITY RELOCATIONS	EST	\$0	1	\$0
<b>7</b>	<b>SUBTOTAL (ITEMS 1 THRU 6)</b>				<b>\$5,176,000</b>
<b>8</b>	<b>MOBILIZATION (10%)</b>				
	10% OF ITEM 7	EST	\$517,600	1	\$517,600
<b>9</b>	<b>CONSTRUCTION SUBTOTAL (ITEMS 7 &amp; 8)</b>				<b>\$5,693,600</b>
<b>10</b>	<b>SALES TAX</b>				
<b>11</b>	<b>AGREEMENTS (Utilities, WSP, etc.)</b>	EST	\$0	1	\$0
<b>12</b>	<b>SUBTOTAL (ITEMS 9 THRU 11)</b>				<b>\$5,693,600</b>
<b>13</b>	CONTINGENCY (30% OF ITEM 12)	EST	\$1,708,100	1	\$1,708,100
<b>14</b>	<b>CONSTRUCTION SUBTOTAL (ITEMS 12 &amp; 13)</b>				<b>\$7,401,700</b>
<b>15</b>	<b>FUTURE CN COST BASED ON INFLATION RATE</b>	<b>Inflation</b>	<b>Const. Year</b>	<b>Cost Index</b>	<b>Future Cost</b>
		<b>10%</b>	<b>2029</b>	<b>2022</b>	<b>\$14,424,000</b>
<b>16</b>	<b>CONSTRUCTION ADMINISTRATION</b>				
	CONSTRUCTION ENGINEERING (15% OF ITEM 14)	EST	\$1,110,300	1	\$1,110,300
	CITY ENGINEERING & ADMINISTRATION (5% OF ITEM 14)	EST	\$370,100	1	\$370,100
<b>17</b>	<b>FUTURE CN ADMIN COST BASED ON INFLATION RATE</b>	<b>Inflation</b>	<b>Const. Year</b>	<b>Cost Index</b>	<b>Future Cost</b>
		<b>5%</b>	<b>2029</b>	<b>2022</b>	<b>\$2,084,000</b>
<b>III.</b>	<b>PRELIMINARY WORK</b>				
	PRELIMINARY ENGINEERING (15.0% OF ITEM 14)	EST	\$1,110,300	1	\$1,110,300
	CITY ENGINEERING & ADMINISTRATION (5% OF ITEM 14)	EST	\$370,100	1	\$370,100
	ENVIRONMENTAL PERMITS/DOCUMENTS	EST	\$140,000	1	\$140,000
	<b>FUTURE PE COST BASED ON INFLATION RATE</b>	<b>Inflation</b>	<b>Design Year</b>	<b>Cost Index</b>	<b>Future Cost</b>
		<b>5%</b>	<b>2025</b>	<b>2022</b>	<b>\$1,876,000</b>
<b>IV.</b>	<b>TOTAL ESTIMATED COST (ITEMS I, 15, 17, &amp; III)</b>				
	SUB-TOTAL PROJECT COST (BASED ON INFLATION RATE)				\$18,384,000
<b>TOTAL PROJECT COST RANGE (BASED ON INFLATION RATE)</b>					<b>\$19,000,000</b>

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**PLANNING LEVEL OPINION OF COST SUMMARY**

Project Description: SR 28 Corridor Study	Client: Chelan-Douglas Transportation Council
Corridor Section: SR 28: 3rd ST SE - Batterman Rd, Rock Island Rd	Date: May-22
Location: Chelan-Douglas Transportation Council	Date of Cost Index: 2022
	Calculated By/Entered By: RLO
	Checked By: BMP

**RIR E-W Widening Only**

		ITEM	UNIT	ESTIMATED COST	QTY	COST
<b>I.</b>	<b>RIGHT OF WAY</b>					
		RIGHT OF WAY (urban undeveloped)	SF	\$8	103,800	\$830,400
		TEMPORARY CONSTRUCTION EASEMENTS (urban undeveloped)	SF	\$2	418,800	\$837,600
		ADMINISTRATION (titles, appraisals, negotiations consultant, etc.)	EA	\$15,000	17	\$255,000
		<b>RIGHT OF WAY TOTAL</b>				<b>\$1,923,000</b>
			<b>Inflation</b>	<b>ROW Year</b>	<b>Cost Index</b>	<b>Future Cost</b>
		<b>FUTURE ROW COST BASED ON INFLATION RATE</b>	<b>5%</b>	<b>2027</b>	<b>2022</b>	<b>\$2,455,000</b>
<b>II.</b>	<b>CONSTRUCTION</b>					
<b>1</b>	<b>PREPARATION/GRADING/DRAINAGE</b>					
	<b>1.1 PREPARATION</b>					
		CLEAR & GRUB, DEMO	ACRE	\$5,000	18	\$90,000
		REMOVING EXISTING PAVEMENT	SY	\$15	8,000	\$120,000
		REMOVAL STRUCTURES & OBSTRUCTIONS	LS	\$250,000	1	\$250,000
	<b>1.2 EARTHWORK</b>					
		ROADWAY EXCAVATION INCL. HAUL	CY	\$25	25,000	\$625,000
		STRUCTURE EX. CL. A INCL. HAUL	CY	\$45	600	\$27,000
	<b>1.3 STORMWATER MITIGATION</b>					
		DETENTION AND TREATMENT	SF	\$10	264,200	\$2,642,000
	<b>1.4 STORM SEWER</b>					
		CATCH BASIN TYPE 1	EA	\$1,800	696	\$1,252,800
		CATCH BASIN TYPE 2	EA	\$5,000	174	\$870,000
		SCHEDULE A STORM SEWER PIPE 12 IN. DIAM.	LF	\$65	13,910	\$904,150
		SCHEDULE A STORM SEWER PIPE 18 IN. DIAM.	LF	\$85	69,520	\$5,909,200
<b>2</b>	<b>STRUCTURE</b>					
		RETAINING WALLS (MSE)	SF	\$75	17,500	\$1,312,500
<b>3</b>	<b>SURFACING</b>					
		HOT MIX ASPHALT	TON	\$80	8,200	\$656,000
		CRUSHED SURFACING	TON	\$35	46,400	\$1,624,000
<b>4</b>	<b>ROADSIDE DEVELOPMENT</b>					
		TEMP. WATER POLLUTION & EROSION CONTROL (2%)	LS	\$471,000	1	\$471,000
<b>5</b>	<b>TRAFFIC</b>					
		TRAFFIC BARRIER	LF	\$300	-	\$0
		ILLUMINATION	LS	\$0	1	\$0
		SIGNING	LS	\$67,000	1	\$67,000
		STRIPING	LF	\$2	151,900	\$303,800
		CURBS	LF	\$45	69,600	\$3,132,000
		CURB RAMP	EA	\$8,000	146	\$1,168,000
		SIDEWALKS	SY	\$65	39,600	\$2,574,000
		TRAFFIC CONTROL (10%)	LS	\$2,353,000	1	\$2,353,000

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<b>6</b>	<b>OTHER ITEMS</b>				
	SURVEYING (2%)	LS	\$471,000	1	\$471,000
	SPECIAL ITEMS	EST	\$0	1	\$0
	UTILITY RELOCATIONS	EST	\$0	1	\$0
<b>7</b>	<b>SUBTOTAL (ITEMS 1 THRU 6)</b>				<b>\$26,822,450</b>
<b>8</b>	<b>MOBILIZATION (10%)</b>				
	10% OF ITEM 7	EST	\$2,682,300	1	\$2,682,300
<b>9</b>	<b>CONSTRUCTION SUBTOTAL (ITEMS 7 &amp; 8)</b>				<b>\$29,504,750</b>
<b>10</b>	<b>SALES TAX</b>				
<b>11</b>	<b>AGREEMENTS (Utilities, WSP, etc.)</b>	EST	\$0	1	\$0
<b>12</b>	<b>SUBTOTAL (ITEMS 9 THRU 11)</b>				<b>\$29,504,750</b>
<b>13</b>	CONTINGENCY (30% OF ITEM 12)	EST	\$8,851,500	1	\$8,851,500
<b>14</b>	<b>CONSTRUCTION SUBTOTAL (ITEMS 12 &amp; 13)</b>				<b>\$38,356,250</b>
<b>15</b>	<b>FUTURE CN COST BASED ON INFLATION RATE</b>	<b>Inflation</b>	<b>Const. Year</b>	<b>Cost Index</b>	<b>Future Cost</b>
		<b>10%</b>	<b>2029</b>	<b>2022</b>	<b>\$74,746,000</b>
<b>16</b>	<b>CONSTRUCTION ADMINISTRATION</b>				
	CONSTRUCTION ENGINEERING (15% OF ITEM 14)	EST	\$5,753,500	1	\$5,753,500
	CITY ENGINEERING & ADMINISTRATION (5% OF ITEM 14)	EST	\$1,917,900	1	\$1,917,900
<b>17</b>	<b>FUTURE CN ADMIN COST BASED ON INFLATION RATE</b>	<b>Inflation</b>	<b>Const. Year</b>	<b>Cost Index</b>	<b>Future Cost</b>
		<b>5%</b>	<b>2029</b>	<b>2022</b>	<b>\$10,795,000</b>
<b>III.</b>	<b>PRELIMINARY WORK</b>				
	PRELIMINARY ENGINEERING (15.0% OF ITEM 14)	EST	\$5,753,500	1	\$5,753,500
	CITY ENGINEERING & ADMINISTRATION (5% OF ITEM 14)	EST	\$1,917,900	1	\$1,917,900
	ENVIRONMENTAL PERMITS/DOCUMENTS	EST	\$230,000	1	\$230,000
	<b>FUTURE PE COST BASED ON INFLATION RATE</b>	<b>Inflation</b>	<b>Design Year</b>	<b>Cost Index</b>	<b>Future Cost</b>
		<b>5%</b>	<b>2025</b>	<b>2022</b>	<b>\$9,147,000</b>
<b>IV.</b>	<b>TOTAL ESTIMATED COST (ITEMS I, 15, 17, &amp; III)</b>				
	SUB-TOTAL PROJECT COST (BASED ON INFLATION RATE)				\$97,143,000
<b>TOTAL PROJECT COST RANGE (BASED ON INFLATION RATE)</b>					<b>\$98,000,000</b>

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Location: Chelan-Douglas Transportation Council	Date of Cost Index: 2022
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	Checked By: BMP

**RIR: Connection Concept**

		ESTIMATED UNIT			
	ITEM	UNIT	COST	QTY	COST
<b>I.</b>	<b>RIGHT OF WAY</b>				
	RIGHT OF WAY (urban undeveloped)	SF	\$8	215,000	\$1,720,000
	TEMPORARY CONSTRUCTION EASEMENTS (urban undeveloped)	SF	\$2	60,000	\$120,000
	ADMINISTRATION (titles, appraisals, negotiations consultant, etc.)	EA	\$15,000	5	\$75,000
	<b>RIGHT OF WAY TOTAL</b>				<b>\$1,915,000</b>
	<b>FUTURE ROW COST BASED ON INFLATION RATE</b>	<b>Inflation</b>	<b>ROW Year</b>	<b>Cost Index</b>	<b>Future Cost</b>
		<b>5%</b>	<b>2027</b>	<b>2022</b>	<b>\$2,445,000</b>
<b>II.</b>	<b>CONSTRUCTION</b>				
<b>1</b>	<b>PREPARATION/GRADING/DRAINAGE</b>				
<b>1.1</b>	<b>PREPARATION</b>				
	CLEAR & GRUB, DEMO	ACRE	\$5,000	6	\$30,000
	REMOVING EXISTING PAVEMENT	SY	\$15	-	\$0
	REMOVAL STRUCTURES & OBSTRUCTIONS	LS	\$250,000	1	\$250,000
<b>1.2</b>	<b>EARTHWORK</b>				
	ROADWAY EXCAVATION INCL. HAUL	CY	\$25	10,000	\$250,000
	STRUCTURE EX. CL. A INCL. HAUL	CY	\$45	3,200	\$144,000
<b>1.3</b>	<b>STORMWATER MITIGATION</b>				
	DETENTION AND TREATMENT	SF	\$10	160,000	\$1,600,000
<b>1.4</b>	<b>STORM SEWER</b>				
	CATCH BASIN TYPE 1	EA	\$1,800	55	\$99,000
	CATCH BASIN TYPE 2	EA	\$5,000	15	\$75,000
	SCHEDULE A STORM SEWER PIPE 12 IN. DIAM.	LF	\$65	1,100	\$71,500
	SCHEDULE A STORM SEWER PIPE 18 IN. DIAM.	LF	\$85	5,500	\$467,500
<b>2</b>	<b>STRUCTURE</b>				
	RETAINING WALLS (MSE)	SF	\$75	30,800	\$2,310,000
<b>3</b>	<b>SURFACING</b>				
	HOT MIX ASPHALT	TON	\$80	3,300	\$264,000
	CRUSHED SURFACING	TON	\$35	14,200	\$497,000
<b>4</b>	<b>ROADSIDE DEVELOPMENT</b>				
	TEMP. WATER POLLUTION & EROSION CONTROL (2%)	LS	\$137,000	1	\$137,000
<b>5</b>	<b>TRAFFIC</b>				
	TRAFFIC BARRIER	LF	\$300	-	\$0
	ILLUMINATION	LS	\$0	1	\$0
	SIGNING	LS	\$10,000	1	\$10,000
	STRIPING	LF	\$2	21,000	\$42,000
	CURBS	LF	\$45	11,000	\$495,000
	CURB RAMP	EA	\$8,000	-	\$0
	SIDEWALKS	SY	\$65	3,700	\$240,500
	TRAFFIC CONTROL (1%)	LS	\$69,000	1	\$69,000



**PLANNING LEVEL OPINION OF COST SUMMARY**

Project Description:	SR 28 Corridor Study	Client:	Chelan-Douglas Transportation Council
Corridor Section:	SR 28: 3rd ST SE - Batterman Rd, Rock Island Rd	Date:	May-22
Location:	Chelan-Douglas Transportation Council	Date of Cost Index:	2022

6	<b>OTHER ITEMS</b>				
	SURVEYING (2%)	LS	\$137,000	1	\$137,000
	SPECIAL ITEMS	EST	\$0	1	\$0
	UTILITY RELOCATIONS	EST	\$0	1	\$0
7	<b>SUBTOTAL (ITEMS 1 THRU 6)</b>				<b>\$7,188,500</b>
8	<b>MOBILIZATION (10%)</b>				
	10% OF ITEM 7	EST	\$718,900	1	\$718,900
9	<b>CONSTRUCTION SUBTOTAL (ITEMS 7 &amp; 8)</b>				<b>\$7,907,400</b>
10	<b>SALES TAX</b>				
11	<b>AGREEMENTS (Utilities, WSP, etc.)</b>	EST	\$0	1	\$0
12	<b>SUBTOTAL (ITEMS 9 THRU 11)</b>				<b>\$7,907,400</b>
13	CONTINGENCY (30% OF ITEM 12)	EST	\$2,372,300	1	\$2,372,300
14	<b>CONSTRUCTION SUBTOTAL (ITEMS 12 &amp; 13)</b>				<b>\$10,279,700</b>
15	<b>FUTURE CN COST BASED ON INFLATION RATE</b>	<b>Inflation</b>	<b>Const. Year</b>	<b>Cost Index</b>	<b>Future Cost</b>
		10%	2029	2022	\$2,033,000
16	<b>CONSTRUCTION ADMINISTRATION</b>				
	CONSTRUCTION ENGINEERING (15% OF ITEM 14)	EST	\$1,542,000	1	\$1,542,000
	CITY ENGINEERING & ADMINISTRATION (5% OF ITEM 14)	EST	\$514,000	1	\$514,000
17	<b>FUTURE CN ADMIN COST BASED ON INFLATION RATE</b>	<b>Inflation</b>	<b>Const. Year</b>	<b>Cost Index</b>	<b>Future Cost</b>
		5%	2029	2022	\$2,893,000
III.	<b>PRELIMINARY WORK</b>				
	PRELIMINARY ENGINEERING (15.0% OF ITEM 14)	EST	\$1,542,000	1	\$1,542,000
	CITY ENGINEERING & ADMINISTRATION (5% OF ITEM 14)	EST	\$514,000	1	\$514,000
	ENVIRONMENTAL PERMITS/DOCUMENTS	EST	\$230,000	1	\$230,000
	<b>FUTURE PE COST BASED ON INFLATION RATE</b>	<b>Inflation</b>	<b>Design Year</b>	<b>Cost Index</b>	<b>Future Cost</b>
		5%	2025	2022	\$2,647,000
IV.	<b>TOTAL ESTIMATED COST (ITEMS I, 15, 17, &amp; III)</b>				
	SUB-TOTAL PROJECT COST (BASED ON INFLATION RATE)				\$28,018,000
<b>TOTAL PROJECT COST RANGE (BASED ON INFLATION RATE)</b>					<b>\$29,000,000</b>

The above opinion of cost is a planning level estimate only. It is based on best available information and scope at the time, not on the results of a detailed engineering study, and is supplied as a budgeting guide only. Perteet Inc. does not guarantee or warrant the accuracy of this planning level estimate.

TAZ	2020 Jobs	2045 Jobs	2020 Housing Units	2045 Housing Units	Projected New Jobs	Projected Housing Unit Growth
607	43	135	37	107	92	70
608	51	212	0	0	161	0