

Springfield - Sudbeck

Project Summary

Source and Use of Funds

PROPOSED IMPROVEMENT	QUANTITY	UNIT	CONSTRUCTION COST	SOFT COST	TOTAL COST	GENERAL OBLIGATION	SPECIAL ASSESSMENT	REIMBURSABLE	PRIVATE
SANITARY SEWER									
Interior	10,990	LF	2,221,440	973,905	3,195,345	49,550	3,145,795	-	-
Exterior	6,700	LF	2,004,600	878,840	2,883,440	2,883,440	-	2,133,746	-
Capital Facilities Fee			1,691,965	264,537	1,956,502	-	1,956,502	-	-
STORM SEWER									
Interior	4,700	LF	811,560	355,797	1,167,357	1,167,357	-	-	-
Watershed Fee			468,213	-	468,213	-	-	-	468,213
PAVING									
Interior	37,120	SY	2,972,764	1,303,295	4,276,059	1,269,914	3,006,144	-	-
Exterior	8,680	SY	1,690,300	741,047	2,431,347	2,431,347	-	1,215,674	-
Arterial Street Improvement Fee			926,269	21,693	947,962	138,750	-	-	809,212
WATER									
Interior	11,830	LF	1,580,040	692,708	2,272,748	-	2,272,748	-	-
Exterior	3,870	LF	650,880	285,353	936,233	936,233	-	468,117	-
Capital Facilities Fee			444,813	69,546	514,358	-	514,358	-	-
SIDEWALKS/TRAILS/PARKS									
Interior	47,810	SF	949,140	416,114	1,365,254	1,365,254	-	-	-
Park Space Fee			-	-	-	-	-	-	-
POWER									
Interior	310	LOTS	566,263	88,535	654,798	-	654,798	-	-
Utility Relocation			160,000	25,016	185,016	185,016	-	-	-
REVIEW FEES									
			128,807	20,139	148,946	74,473	74,473	-	-
TOTAL			19,825,934	6,443,591	26,269,525	10,501,336	11,624,818	3,817,536	4,143,371
PROJECTED VALUATION									
			Unit	Valuation	Valuation				
Single Family Residential	102	Units	\$ 375,000	\$ 38,250,000					
Bungalow Residential	41	Units	\$ 350,000	\$ 14,350,000					
Cottage Residential	31	Units	\$ 325,000	\$ 10,075,000					
Townhome Residential	136	Units	\$ 275,000	\$ 37,400,000					
Multi-Family	340	Units	\$ 175,000	\$ 59,500,000					
			Total - 100%	\$ 159,575,000					
			Total - 95%	\$ 151,596,250					
					6.93%				
					4.41%				
						Debt Ratio at 95% Valuation			
						Debt Ratio after Reimbursement			

Springfield - Sudbeck

Phase 1

Source and Use of Funds

PROPOSED IMPROVEMENT	QUANTITY	UNIT	CONSTRUCTION COST	SOFT COST	TOTAL COST	GENERAL OBLIGATION	SPECIAL ASSESSMENT	REIMBURSABLE	PRIVATE
SANITARY SEWER									
Interior	4,830	LF	\$ 751,920	\$ 329,651	\$ 1,081,571	\$ 14,750	\$ 1,066,821	\$ -	\$ -
Exterior	6,700	LF	\$ 2,004,600	\$ 878,840	\$ 2,883,440	\$ 2,883,440	\$ -	\$ 2,133,746	\$ -
Capital Facilities Fee			\$ 224,280	\$ 35,066	\$ 259,346	\$ -	\$ 259,346	\$ -	\$ -
STORM SEWER									
Interior	2,210	LF	\$ 519,120	\$ 227,588	\$ 746,708	\$ 746,708	\$ -	\$ -	\$ -
Watershed Fee			\$ 64,746	\$ -	\$ 64,746	\$ -	\$ -	\$ -	\$ 64,746
PAVING									
Interior	13,320	SY	\$ 1,125,804	\$ 493,566	\$ 1,619,370	\$ 647,748	\$ 971,622	\$ -	\$ -
Exterior	3,060	SY	\$ 942,600	\$ 413,247	\$ 1,355,847	\$ 1,355,847	\$ -	\$ 677,923	\$ -
Arterial Street Improvement Fee			\$ 149,944	\$ 7,231	\$ 157,175	\$ 46,250	\$ -	\$ -	\$ 110,925
WATER									
Interior	4,100	LF	\$ 552,000	\$ 242,003	\$ 794,003	\$ -	\$ 794,003	\$ -	\$ -
Exterior	1,940	LF	\$ 329,760	\$ 144,571	\$ 474,331	\$ 474,331	\$ -	\$ 237,165	\$ -
Capital Facilities Fee			\$ 46,008	\$ 7,193	\$ 53,201	\$ -	\$ 53,201	\$ -	\$ -
SIDEWALKS/TRAILS/PARKS									
Interior	10,860	SF	\$ 122,100	\$ 53,530	\$ 175,630	\$ 175,630	\$ -	\$ -	\$ -
Park Space Fee			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
POWER									
Interior	54	LOTS	\$ 85,050	\$ 13,297	\$ 98,347	\$ -	\$ 98,347	\$ -	\$ -
Utility Relocation			\$ 40,000	\$ 6,254	\$ 46,254	\$ 46,254	\$ -	\$ -	\$ -
REVIEW FEES									
			\$ 63,479	\$ 9,925	\$ 73,404	\$ 36,702	\$ 36,702	\$ -	\$ -
TOTAL			\$ 9,580,291	\$ 3,169,028	\$ 12,749,318	\$ 6,427,660	\$ 3,280,042	\$ 3,048,834	\$ 3,041,616
PROJECTED VALUATION									
			Unit Valuation		Valuation				
Single Family Residential	26 Units	\$ 375,000		\$ 9,750,000					
Bungalow Residential	5 Units	\$ 350,000		\$ 1,750,000					
Cottage Residential	7 Units	\$ 325,000		\$ 2,275,000					
Townhome Residential	16 Units	\$ 275,000		\$ 4,400,000					
Multi-Family	0 Units	\$ 175,000		\$ -					
			Total - 100%		\$ 18,175,000				
			Total - 95%		\$ 17,266,250				
			Debt Ratio at 95% Valuation						
			37.23%						

SANITARY SEWER - INTERIOR

Assumption/Comments:

12 VF per MH
 40 LF per service
 75% Wyes - 25% MH Stubs
 G.O. = 590*25= \$14,750

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 12" PVC (SDR 26) W/ TYPE F3 AGGREGATE BEDDING	590 LF	\$	80.00	\$ 47,200.00
2	CONSTRUCT 10" PVC (SDR 26) W/ TYPE F3 AGGREGATE BEDDING	- LF	\$	65.00	\$ -
3	CONSTRUCT 8" PVC (SDR 26) W/ TYPE F3 AGGREGATE BEDDING	4,240 LF	\$	55.00	\$ 233,200.00
4	CONSTRUCT 6" PVC (SDR 23.5) W/ TYPE F3 AGGREGATE BEDDING	2,160 LF	\$	50.00	\$ 108,000.00
5	CONSTRUCT 6"X8" WYE	41 EA	\$	400.00	\$ 16,400.00
6	CONSTRUCT 6" MANHOLE STUBOUT	13 EA	\$	200.00	\$ 2,600.00
7	CONSTRUCT 54" I.D. SANITARY MANHOLE (22 EA)	264 VF	\$	700.00	\$ 184,800.00
8	CONSTRUCT RING COLLAR	2 EA	\$	700.00	\$ 1,400.00
9	INSTALL EXTERNAL FRAME SEAL	2 EA	\$	500.00	\$ 1,000.00
10	STABILIZE TRENCH (3" CRUSHED ROCK)	400 TN	\$	60.00	\$ 24,000.00
11	DEWATERING	80 HR	\$	100.00	\$ 8,000.00
	CONTINGENCY	20%	\$	626,600.00	\$ 125,320.00
	Estimated Construction Costs				\$ 751,920.00
	ESTIMATED SOFT COSTS				
	Engineering Design, Construction				
	19% Admin				\$142,864.80
	2% Geotechnical and Testing				\$15,038.40
	5% Legal				\$45,491.16
	5% Fiscal				\$45,491.16
	7% Interest				\$70,056.39
	1% Bond Counsel				\$10,708.62
	12 Months Duration				
	Total Estimated Soft Costs				\$ 329,650.53
	Total Estimated Costs				\$ 1,081,570.53

SANITARY SEWER - EXTERIOR

Assumption/Comments:

8 VF per MH

Proposed Lift Station is anticipated to serve approximately 312 developable acres. (22 West, 50 Northwest, 160 North, 80 On-Site) It's expected that those properties will reimburse SID as they connect according to land area ratio. So this SID will be ultimately responsible for 26% (80/312) and the remaining cost will be reimbursable.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT LIFT STATION		1 LS	\$ 700,000.00	\$ 700,000.00
2	CONSTRUCT 6" PVC (DR 18) FORCE MAIN	3,500 LF	\$	\$ 50.00	\$ 175,000.00
3	BORE 6" PVC (DR 18) FORCE MAIN	800 LF	\$	\$ 300.00	\$ 240,000.00
4	CONSTRUCT 12" PVC (SDR 26) W/ TYPE F3 AGGREGATE BEDDING	2,400 LF	\$	\$ 85.00	\$ 204,000.00
5	CONSTRUCT 54" I.D. SANITARY MANHOLE (6 EA)	48 VF	\$	\$ 300.00	\$ 14,400.00
6	CONSTRUCT 12" SANITARY MANHOLE TAP	1 EA	\$	\$ 3,000.00	\$ 3,000.00
	CONTINGENCY	50%	\$	\$ 1,336,400.00	\$ 668,200.00
	Estimated Construction Costs				\$ 2,004,600.00
	ESTIMATED SOFT COSTS				
	Engineering Design, Construction				
	19%	Admin		\$ 380,874.00	
	2%	Geotechnical and Testing		\$ 40,092.00	
	5%	Legal		\$ 121,278.30	
	5%	Fiscal		\$ 121,278.30	
	7%	Interest		\$ 186,768.58	
	1%	Bond Counsel		\$ 28,548.91	
	12 Months	Duration			
	Total Estimated Soft Costs				\$ 878,840.09
	Total Estimated Costs				\$ 2,883,440.09

SANITARY - FEES**Assumption/Comments:**

SCCWWA 2025-2026 Fee Schedule
Paid at Final Plat
Lots 1-54

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	Residential	6.8 AC	\$	29,984.00	\$ 203,891.20
	CONTINGENCY	10%	\$	203,891.20	\$ 20,389.12
	Estimated Construction Costs				\$ 224,280.32
		ESTIMATED SOFT COSTS			
		Engineering Design, Construction			
		0%	Admin	\$0.00	
		0%	Geotechnical and Testing	\$0.00	
		2%	Legal	\$4,485.61	
		5%	Fiscal	\$11,214.02	
		7%	Interest	\$16,798.60	
		1%	Bond Counsel	\$2,567.79	
		12 Months	Duration		
	Total Estimated Soft Costs				\$35,066.00
	Total Estimated Costs				\$ 259,346.32

STORM SEWER

Assumption/Comments:

6 VF per MH
30 TN Riprap per outlet

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 18" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	220 LF	\$	65.00	\$ 14,300.00
2	CONSTRUCT 24" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	890 LF	\$	85.00	\$ 75,650.00
3	CONSTRUCT 30" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	350 LF	\$	110.00	\$ 38,500.00
4	CONSTRUCT 36" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	180 LF	\$	140.00	\$ 25,200.00
5	CONSTRUCT 42" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	160 LF	\$	175.00	\$ 28,000.00
6	CONSTRUCT 48" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	150 LF	\$	215.00	\$ 32,250.00
7	CONSTRUCT 54" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	110 LF	\$	260.00	\$ 28,600.00
8	CONSTRUCT 60" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	40 LF	\$	350.00	\$ 14,000.00
9	CONSTRUCT 72" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	110 LF	\$	600.00	\$ 66,000.00
10	CONSTRUCT 72" I.D. SANITARY MANHOLE (3 EA)	18 VF	\$	1,300.00	\$ 23,400.00
11	CONSTRUCT BASIN OUTLET STRUCTURE (1 EA)	8 VF	\$	3,000.00	\$ 24,000.00
12	CONSTRUCT 36" R.C. FLARED END SECTION	2 EA	\$	3,500.00	\$ 7,000.00
13	CONSTRUCT 48" R.C. FLARED END SECTION	1 EA	\$	4,500.00	\$ 4,500.00
14	CONSTRUCT 60" R.C. FLARED END SECTION	1 EA	\$	6,000.00	\$ 6,000.00
15	CONSTRUCT 72" R.C. FLARED END SECTION	2 EA	\$	10,000.00	\$ 20,000.00
16	INSTALL REINFORCED CONCRETE PIPE COUPLERS	48 EA	\$	150.00	\$ 7,200.00
17	CONSTRUCT TYPE B RIP-RAP	180 TN	\$	100.00	\$ 18,000.00
CONTINGENCY		20%	\$	432,600.00	\$ 86,520.00
Estimated Construction Costs			\$		\$ 519,120.00
ESTIMATED SOFT COSTS					
Engineering Design, Construction					
19%	Admin				\$ 98,632.80
2%	Geotechnical and Testing				\$ 10,382.40
5%	Legal				\$ 31,406.76
5%	Fiscal				\$ 31,406.76
7%	Interest				\$ 48,366.41
1%	Bond Counsel				\$ 7,393.15
12 Months	Duration				
Total Estimated Soft Costs					\$ 227,588.28
Total Estimated Costs			\$		\$ 746,708.28

WATERSHED - FEES

Assumption/Comments:

Springfield Master Fee Schedule
2026 FY
Paid at Building Permit

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1	Residential	54 LOTS	\$	1,090.00	\$ 58,860.00
2	Multi-Family	0.0 AC	\$	4,795.00	\$ -
	CONTINGENCY	10%	\$	58,860.00	\$ 5,886.00
	Estimated Construction Costs				\$ 64,746.00
	ESTIMATED SOFT COSTS				
	Engineering Design, Construction				
	0% Admin				\$ 0.00
	0% Geotechnical and Testing				\$ 0.00
	0% Legal				\$ 0.00
	0% Fiscal				\$ 0.00
	0% Interest				\$ 0.00
	0% Bond Counsel				\$ 0.00
	12 Months Duration				
	Total Estimated Soft Costs				\$ 0.00
	Total Estimated Costs				\$ 64,746.00

PAVING - INTERIOR

Assumption/Comments:

Seeding approximately 2x pavement area
 Pavement is 3,690 G.O. and 9,630 S.A.
 $9630*55+3210*10 = \$561,750$ S.A. or 60%

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	COMMON EARTH EXCAVATION	4,440	CY	\$ 10.00	\$ 44,400.00
2	CONSTRUCT 7-INCH CONCRETE PAVEMENT (OPW 3500)	13,320	SY	\$ 55.00	\$ 732,600.00
3	DRILL AND EPOXY NO.5 X 18" TIE BARS AT 4' O.C.	44	EA	\$ 15.00	\$ 660.00
4	ADJUST MANHOLE TO GRADE	24	EA	\$ 300.00	\$ 7,200.00
5	INSTALL EXTERNAL FRAME SEAL	21	EA	\$ 500.00	\$ 10,500.00
6	CONSTRUCT THICKENED EDGE	344	LF	\$ 15.00	\$ 5,160.00
7	CONSTRUCT CONCRETE HEADER	168	LF	\$ 15.00	\$ 2,520.00
8	CONSTRUCT CURB INLET	18	EA	\$ 5,500.00	\$ 99,000.00
9	INSTALL CURB INLET PROTECTION	18	EA	\$ 250.00	\$ 4,500.00
10	CONSTRUCT END OF ROAD BARRICADE	6	EA	\$ 1,000.00	\$ 6,000.00
11	INSTALL SEEDING (SUB DIVISION MIX)	6	AC	\$ 1,200.00	\$ 7,200.00
12	INSTALL MULCHING	6	AC	\$ 600.00	\$ 3,600.00
13	INSTALL STREET SIGNS	1	LS	\$ 10,000.00	\$ 10,000.00
14	JET EXISTING SANITARY SEWER	4,830	LF	\$ 1.00	\$ 4,830.00
	CONTINGENCY	20%		\$ 938,170.00	\$ 187,634.00
	Estimated Construction Costs				\$ 1,125,804.00
	ESTIMATED SOFT COSTS				
	Engineering Design, Construction				
	19%	Admin			\$ 213,902.76
	2%	Geotechnical and Testing			\$ 22,516.08
	5%	Legal			\$ 68,111.14
	5%	Fiscal			\$ 68,111.14
	7%	Interest			\$ 104,891.16
	1%	Bond Counsel			\$ 16,033.36
	12 Months	Duration			
	Total Estimated Soft Costs				\$ 493,565.65
	Total Estimated Costs				\$ 1,619,369.65

PAVING - EXTERIOR

Assumption/Comments:

Including intersection pavement and 3 lanes up to first intersection
 Seeding approximately 2x pavement area
 6 VF per AI
 30 TN Riprap per outlet

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 18" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	200 LF	\$	65.00	\$ 13,000.00
2	CONSTRUCT 24" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	540 LF	\$	85.00	\$ 45,900.00
3	CONSTRUCT 30" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	30 LF	\$	110.00	\$ 3,300.00
4	CONSTRUCT 36" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	970 LF	\$	140.00	\$ 135,800.00
5	CONSTRUCT 42" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	310 LF	\$	175.00	\$ 54,250.00
6	CONSTRUCT 60" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	30 LF	\$	350.00	\$ 10,500.00
7	CONSTRUCT 72" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	100 LF	\$	600.00	\$ 60,000.00
8	CONSTRUCT 72" I.D. AREA INLET (10 EA)	60 VF	\$	1,300.00	\$ 78,000.00
9	CONSTRUCT 30" R.C. FLARED END SECTION	2 EA	\$	3,000.00	\$ 6,000.00
10	CONSTRUCT 60" R.C. FLARED END SECTION	1 EA	\$	6,000.00	\$ 6,000.00
11	CONSTRUCT 72" R.C. FLARED END SECTION	1 EA	\$	10,000.00	\$ 10,000.00
12	INSTALL REINFORCED CONCRETE PIPE COUPLERS	15 EA	\$	150.00	\$ 2,250.00
13	CONSTRUCT TYPE B RIP-RAP	60 TN	\$	100.00	\$ 6,000.00
101	COMMON EARTH EXCAVATION	1,020 CY	\$	10.00	\$ 10,200.00
102	CONSTRUCT 10-INCH CONCRETE PAVEMENT (OPW 3500)	3,060 SY	\$	95.00	\$ 290,700.00
103	ADJUST MANHOLE TO GRADE	1 EA	\$	300.00	\$ 300.00
104	CONSTRUCT THICKENED EDGE	160 LF	\$	15.00	\$ 2,400.00
105	CONSTRUCT CURB INLET	EA	\$	5,500.00	\$ -
106	INSTALL CURB INLET PROTECTION	10 EA	\$	250.00	\$ 2,500.00
107	INSTALL SEEDING (SUB DIVISION MIX)	2 AC	\$	1,200.00	\$ 2,400.00
108	INSTALL EROSION CONTROL BLANKET, TYPE I	2 AC	\$	8,000.00	\$ 16,000.00
109	INSTALL STREET SIGNS	1 LS	\$	10,000.00	\$ 10,000.00
110	TRAFFIC CONTROL	1 LS	\$	20,000.00	\$ 20,000.00
	CONTINGENCY	20%	\$	785,500.00	\$ 157,100.00
	Estimated Construction Costs				\$ 942,600.00
	ESTIMATED SOFT COSTS				
			Engineering Design, Construction		
			19% Admin		\$179,094.00
			2% Geotechnical and Testing		\$18,852.00
			5% Legal		\$57,027.30
			5% Fiscal		\$57,027.30
			7% Interest		\$87,822.04
			1% Bond Counsel		\$13,424.23
			12 Months Duration		
	Total Estimated Soft Costs				\$ 413,246.87
	Total Estimated Costs				\$ 1,355,846.87

PAVING - FEES

Assumption/Comments:

Springfield Master Fee Schedule
 Arterial Street Improvement Policy
 0.75% of building valuations paid at building permit for single-family/townhomes
 \$5,000/acre multifamily, 50% paid at building permit

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1	Residential	54 LOTS		0.75% \$	136,312.50
2	Multi-Family	0.0 AC	\$	5,000.00 \$	-
	CONTINGENCY	10%	\$	136,312.50 \$	13,631.25
	Estimated Construction Costs			\$	149,943.75
	Fees Paid at Platting	18.5 AC	\$	2,500.00 \$	46,250.00
	ESTIMATED SOFT COSTS				
	Engineering Design, Construction				
	0% Admin			\$0.00	
	0% Geotechnical and Testing			\$0.00	
	2% Legal			\$925.00	
	5% Fiscal			\$2,312.50	
	7% Interest			\$3,464.13	
	1% Bond Counsel			\$529.52	
	12 Months Duration				
	Total Estimated Soft Costs				\$7,231.14
	Total Estimated Costs			\$	157,174.89

WATER - INTERIOR**Assumption/Comments:**

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 8" WATER MAIN (DIP)	4,100	LF	\$ 90.00	\$ 369,000.00
2	CONSTRUCT FIRE HYDRANT	13	EA	\$ 7,000.00	\$ 91,000.00
	CONTINGENCY	20%		\$ 460,000.00	\$ 92,000.00
	Estimated Construction Costs				\$ 552,000.00
					ESTIMATED SOFT COSTS
				Engineering Design, Construction	
		19%		Admin	\$104,880.00
		2%		Geotechnical and Testing	\$11,040.00
		5%		Legal	\$33,396.00
		5%		Fiscal	\$33,396.00
		7%		Interest	\$51,429.84
		1%		Bond Counsel	\$7,861.42
		12 Months		Duration	
	Total Estimated Soft Costs				\$242,003.26
	Total Estimated Costs				\$ 794,003.26

WATER - EXTERIOR**Assumption/Comments:**

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 12" WATER MAIN (DIP)	1,940 LF	\$	120.00	\$ 232,800.00
2	CONSTRUCT FIRE HYDRANT	7 EA	\$	6,000.00	\$ 42,000.00
	CONTINGENCY	20%	\$	274,800.00	\$ 54,960.00
	Estimated Construction Costs				\$ 329,760.00
					ESTIMATED SOFT COSTS
				Engineering Design, Construction	
			19%	Admin	\$62,654.40
			2%	Geotechnical and Testing	\$6,595.20
			5%	Legal	\$19,950.48
			5%	Fiscal	\$19,950.48
			7%	Interest	\$30,723.74
			1%	Bond Counsel	\$4,696.34
			12 Months	Duration	
	Total Estimated Soft Costs				\$ 144,570.64
	Total Estimated Costs				\$ 474,330.64

WATER - FEES

Assumption/Comments:

Springfield Master Fee Schedule

Outlot area does not include OL A, B, or F. Fees for OL A and B are included in Phase 4. Fee for OL F is included with Cottage Lots.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	Single Family / Townhome	54 LOTS	\$	750.00	\$ 40,500.00
2	Multi-Family	0 UNITS	\$	500.00	\$ -
3	Outlot	5.3 AC	\$	250.00	\$ 1,325.00
	CONTINGENCY	10%	\$	41,825.00	\$ 4,182.50
	Estimated Construction Costs				\$ 46,007.50
					ESTIMATED SOFT COSTS
					Engineering Design, Construction
		0%	Admin		\$0.00
		0%	Geotechnical and Testing		\$0.00
		2%	Legal		\$920.15
		5%	Fiscal		\$2,300.38
		7%	Interest		\$3,445.96
		1%	Bond Counsel		\$526.74
		12 Months	Duration		
	Total Estimated Soft Costs				\$ 7,193.23
	Total Estimated Costs				\$ 53,200.73

SIDEWALKS/TRAILS/PARKS**Assumption/Comments:**

Assuming Park Fees will be waived with proposed trail and park area.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT CURB RAMP	28 EA	\$	1,500.00	\$ 42,000.00
2	CONSTRUCT 5-INCH CONCRETE SIDEWALK (OPW 3500)	5,410 SF	\$	5.00	\$ 27,050.00
3	CONSTRUCT 6-INCH CONCRETE TRAIL (OPW 3500)	5,450 SF	\$	6.00	\$ 32,700.00
4	PARK IMPROVEMENTS	0 LS	\$	400,000.00	\$ -
	CONTINGENCY	20%	\$	101,750.00	\$ 20,350.00
	Estimated Construction Costs				\$ 122,100.00
				ESTIMATED SOFT COSTS	
				Engineering Design, Construction	
			19%	Admin	\$23,199.00
			2%	Geotechnical and Testing	\$2,442.00
			5%	Legal	\$7,387.05
			5%	Fiscal	\$7,387.05
			7%	Interest	\$11,376.06
			1%	Bond Counsel	\$1,738.91
			12 Months	Duration	
	Total Estimated Soft Costs				\$ 53,530.07
	Total Estimated Costs				\$ 175,630.07

PARK - FEES

Assumption/Comments:

Springfield Master Fee Schedule

0.04 acres/unit

\$30,000/acre

Assuming Park Fees will be waived with proposed trail and park area.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	Residential	2.16 AC	\$	30,000.00	\$ 64,800.00
	CONTINGENCY	-100%	\$	64,800.00	\$ (64,800.00)
	Estimated Construction Costs				\$ -
		ESTIMATED SOFT COSTS			
		Engineering Design, Construction			
		0%	Admin		\$0.00
		0%	Geotechnical and Testing		\$0.00
		2%	Legal		\$0.00
		5%	Fiscal		\$0.00
		7%	Interest		\$0.00
		1%	Bond Counsel		\$0.00
		12 Months	Duration		
	Total Estimated Soft Costs				\$0.00
	Total Estimated Costs				\$ -

POWER**Assumption/Comments:**

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	Single Family	54 LOTS	\$	1,500.00	\$ 81,000.00
2	Multi-Family	0.0 AC	\$	4,060.00	\$ -
	CONTINGENCY	5%	\$	81,000.00	\$ 4,050.00
	Estimated Construction Costs				\$ 85,050.00
	ESTIMATED SOFT COSTS				
	Engineering Design, Construction				
	0% Admin				\$0.00
	0% Geotechnical and Testing				\$0.00
	2% Legal				\$1,701.00
	5% Fiscal				\$4,252.50
	7% Interest				\$6,370.25
	1% Bond Counsel				\$973.74
	12 Months Duration				
	Total Estimated Soft Costs				\$ 13,297.48
	Total Estimated Costs				\$ 98,347.48

UTILITY RELOCATION**Assumption/Comments:**

Reserved for potential relocations

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	RELOCATE UTILITY	1	LS	\$ 20,000.00	\$ 20,000.00
	CONTINGENCY	100%		\$ 20,000.00	\$ 20,000.00
	Estimated Construction Costs				\$ 40,000.00
				ESTIMATED SOFT COSTS	
				Engineering Design, Construction	
		0%	Admin	\$ 0.00	
		0%	Geotechnical and Testing	\$ 0.00	
		2%	Legal	\$ 800.00	
		5%	Fiscal	\$ 2,000.00	
		7%	Interest	\$ 2,996.00	
		1%	Bond Counsel	\$ 457.96	
		12 Months	Duration		
	Total Estimated Soft Costs				\$ 6,253.96
	Total Estimated Costs				\$ 46,253.96

REVIEW FEES**Assumption/Comments:**

	Bid Item Description	Construction Cost	Plan Review Fee	Total
1	SANITARY - INTERIOR	\$ 751,920.00	1%	\$ 7,519.20
2	SANITARY - EXTERIOR	\$ 2,004,600.00	1%	\$ 20,046.00
3	STORM SEWER	\$ 519,120.00	1%	\$ 5,191.20
4	PAVING - INTERIOR	\$ 1,125,804.00	1%	\$ 11,258.04
5	PAVING - EXTERIOR	\$ 942,600.00	1%	\$ 9,426.00
6	WATER - INTERIOR	\$ 552,000.00	1%	\$ 5,520.00
7	WATER - EXTERIOR	\$ 329,760.00	1%	\$ 3,297.60
8	SIDEWALKS/TRAILS/PARKS	\$ 122,100.00	1%	\$ 1,221.00
Estimated Construction Costs				\$ 63,479.04
ESTIMATED SOFT COSTS				
Engineering Design, Construction				
0%	Admin			\$0.00
0%	Geotechnical and Testing			\$0.00
2%	Legal			\$1,269.58
5%	Fiscal			\$3,173.95
7%	Interest			\$4,754.58
1%	Bond Counsel			\$726.77
12 Months	Duration			
Total Estimated Soft Costs				\$ 9,924.88
Total Estimated Costs				\$ 73,403.92

Springfield - Sudbeck

Phase 2

Source and Use of Funds

PROPOSED IMPROVEMENT	QUANTITY	UNIT	CONSTRUCTION COST	SOFT COST	TOTAL COST	GENERAL OBLIGATION	SPECIAL ASSESSMENT	REIMBURSABLE	PRIVATE
SANITARY SEWER									
Interior	3,080	LF	\$ 689,040	\$ 302,083	\$ 991,123	\$ -	\$ 991,123	\$ -	\$ -
Exterior	0	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Facilities Fee			\$ 349,787	\$ 54,689	\$ 404,476	\$ -	\$ 404,476	\$ -	\$ -
STORM SEWER									
Interior	1,980	LF	\$ 252,660	\$ 110,769	\$ 363,429	\$ 363,429	\$ -	\$ -	\$ -
Watershed Fee			\$ 129,492	\$ -	\$ 129,492	\$ -	\$ -	\$ -	\$ 129,492
PAVING									
Interior	11,300	SY	\$ 914,666	\$ 401,000	\$ 1,315,666	\$ 421,013	\$ 894,653	\$ -	\$ -
Exterior	3,150	SY	\$ 414,780	\$ 181,844	\$ 596,624	\$ 596,624	\$ -	\$ 298,312	\$ -
Arterial Street Improvement Fee			\$ 289,575	\$ -	\$ 289,575	\$ -	\$ -	\$ -	\$ 289,575
WATER									
Interior	3,590	LF	\$ 471,720	\$ 206,808	\$ 678,528	\$ -	\$ 678,528	\$ -	\$ -
Exterior	1,090	LF	\$ 178,560	\$ 78,283	\$ 256,843	\$ 256,843	\$ -	\$ 128,421	\$ -
Capital Facilities Fee			\$ 89,650	\$ 14,017	\$ 103,667	\$ -	\$ 103,667	\$ -	\$ -
SIDEWALKS/TRAILS/PARKS									
Interior	13,350	SF	\$ 608,520	\$ 266,782	\$ 875,302	\$ 875,302	\$ -	\$ -	\$ -
Park Space Fee			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
POWER									
Interior	108	LOTS	\$ 170,100	\$ 26,595	\$ 196,695	\$ -	\$ 196,695	\$ -	\$ -
Utility Relocation			\$ 40,000	\$ 6,254	\$ 46,254	\$ 46,254	\$ -	\$ -	\$ -
REVIEW FEES									
			\$ 35,299	\$ 5,519	\$ 40,818	\$ 20,409	\$ 20,409	\$ -	\$ -
TOTAL			\$ 4,633,850	\$ 1,654,643	\$ 6,288,493	\$ 2,579,875	\$ 3,289,551	\$ 426,734	\$ 419,067
PROJECTED VALUATION									
			Unit Valuation		Valuation				
Single Family Residential	36 Units	\$ 375,000		\$ 13,500,000					
Bungalow Residential	16 Units	\$ 350,000		\$ 5,600,000					
Cottage Residential	12 Units	\$ 325,000		\$ 3,900,000					
Townhome Residential	44 Units	\$ 275,000		\$ 12,100,000					
Multi-Family	0 Units	\$ 175,000		\$ -					
			Total - 100%		\$ 35,100,000				
			Total - 95%		\$ 33,345,000				
			Debt Ratio at 95% Valuation						
			7.74%						

SANITARY SEWER - INTERIOR

Assumption/Comments:

12 VF per MH
40 LF per service
75% Wyes - 25% MH Stubs

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 12" PVC (SDR 26) W/ TYPE F3 AGGREGATE BEDDING	- LF	\$	80.00	\$ -
2	CONSTRUCT 10" PVC (SDR 26) W/ TYPE F3 AGGREGATE BEDDING	- LF	\$	65.00	\$ -
3	CONSTRUCT 8" PVC (SDR 26) W/ TYPE F3 AGGREGATE BEDDING	3,080 LF	\$	55.00	\$ 169,400.00
4	CONSTRUCT 6" PVC (SDR 23.5) W/ TYPE F3 AGGREGATE BEDDING	4,320 LF	\$	50.00	\$ 216,000.00
5	CONSTRUCT 6"X8" WYE	80 EA	\$	400.00	\$ 32,000.00
6	CONSTRUCT 6" MANHOLE STUBOUT	28 EA	\$	200.00	\$ 5,600.00
7	CONSTRUCT 54" I.D. SANITARY MANHOLE (15 EA)	180 VF	\$	700.00	\$ 126,000.00
8	CONSTRUCT RING COLLAR	1 EA	\$	700.00	\$ 700.00
9	INSTALL EXTERNAL FRAME SEAL	1 EA	\$	500.00	\$ 500.00
10	STABILIZE TRENCH (3" CRUSHED ROCK)	300 TN	\$	60.00	\$ 18,000.00
11	DEWATERING	60 HR	\$	100.00	\$ 6,000.00
	CONTINGENCY	20%	\$	574,200.00	\$ 114,840.00
	Estimated Construction Costs				\$ 689,040.00
	ESTIMATED SOFT COSTS				
	Engineering Design, Construction				
19%	Admin				\$130,917.60
2%	Geotechnical and Testing				\$13,780.80
5%	Legal				\$41,686.92
5%	Fiscal				\$41,686.92
7%	Interest				\$64,197.86
1%	Bond Counsel				\$9,813.10
	12 Months Duration				
	Total Estimated Soft Costs				\$ 302,083.20
	Total Estimated Costs				\$ 991,123.20

SANITARY SEWER - EXTERIOR**Assumption/Comments:**

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT LIFT STATION	0 LS	\$	700,000.00	\$ -
2	CONSTRUCT 6" PVC (DR 18) FORCE MAIN	0 LF	\$	50.00	\$ -
3	BORE 6" PVC (DR 18) FORCE MAIN	0 LF	\$	300.00	\$ -
4	CONSTRUCT 12" PVC (SDR 26) W/ TYPE F3 AGGREGATE BEDDING	0 LF	\$	85.00	\$ -
5	CONSTRUCT 54" I.D. SANITARY MANHOLE (6 EA)	0 VF	\$	300.00	\$ -
6	CONSTRUCT 12" SANITARY MANHOLE TAP	0 EA	\$	3,000.00	\$ -
	CONTINGENCY	20%	\$	-	\$ -
	Estimated Construction Costs				\$ -
				ESTIMATED SOFT COSTS	
				Engineering Design, Construction	
		19%		Admin	\$0.00
		2%		Geotechnical and Testing	\$0.00
		5%		Legal	\$0.00
		5%		Fiscal	\$0.00
		7%		Interest	\$0.00
		1%		Bond Counsel	\$0.00
				12 Months Duration	
	Total Estimated Soft Costs				\$0.00
	Total Estimated Costs				\$ -

SANITARY - FEES**Assumption/Comments:**

SCCWWA 2026-2027 Fee Schedule
Paid at Final Plat
Lots 55-162

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	Residential	10.1	AC	\$ 31,484.00	\$ 317,988.40
	CONTINGENCY	10%		\$ 317,988.40	\$ 31,798.84
	Estimated Construction Costs				\$ 349,787.24
				ESTIMATED SOFT COSTS	
				Engineering Design, Construction	
		0%	Admin	\$ 0.00	
		0%	Geotechnical and Testing	\$ 0.00	
		2%	Legal	\$ 6,995.74	
		5%	Fiscal	\$ 17,489.36	
		7%	Interest	\$ 26,199.06	
		1%	Bond Counsel	\$ 4,004.71	
		12 Months	Duration		
	Total Estimated Soft Costs				\$ 54,688.89
	Total Estimated Costs				\$ 404,476.13

STORM SEWER

Assumption/Comments:

6 VF per MH
30 TN Riprap per outlet

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 18" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	510 LF	\$	65.00	\$ 33,150.00
2	CONSTRUCT 24" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	800 LF	\$	85.00	\$ 68,000.00
3	CONSTRUCT 30" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	260 LF	\$	110.00	\$ 28,600.00
4	CONSTRUCT 36" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	410 LF	\$	140.00	\$ 57,400.00
5	CONSTRUCT 42" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	175.00	\$ -
6	CONSTRUCT 48" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	215.00	\$ -
7	CONSTRUCT 54" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	260.00	\$ -
8	CONSTRUCT 60" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	310.00	\$ -
9	CONSTRUCT 72" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	425.00	\$ -
10	CONSTRUCT 72" I.D. SANITARY MANHOLE (3 EA)	18 VF	\$	1,300.00	\$ 23,400.00
11	CONSTRUCT BASIN OUTLET STRUCTURE	- VF	\$	1,500.00	\$ -
12	CONSTRUCT 36" R.C. FLARED END SECTION	- EA	\$	3,500.00	\$ -
13	CONSTRUCT 48" R.C. FLARED END SECTION	- EA	\$	4,500.00	\$ -
14	CONSTRUCT 60" R.C. FLARED END SECTION	- EA	\$	5,500.00	\$ -
15	CONSTRUCT 72" R.C. FLARED END SECTION	- EA	\$	6,500.00	\$ -
16	INSTALL REINFORCED CONCRETE PIPE COUPLERS	- EA	\$	150.00	\$ -
17	CONSTRUCT TYPE B RIP-RAP	- TN	\$	100.00	\$ -
CONTINGENCY		20%	\$	210,550.00	\$ 42,110.00
Estimated Construction Costs			\$		\$ 252,660.00
ESTIMATED SOFT COSTS					
Engineering Design, Construction					
19%	Admin			\$48,005.40	
2%	Geotechnical and Testing			\$5,053.20	
5%	Legal			\$15,285.93	
5%	Fiscal			\$15,285.93	
7%	Interest			\$23,540.33	
1%	Bond Counsel			\$3,598.31	
12 Months	Duration				
Total Estimated Soft Costs			\$		\$ 110,769.10
Total Estimated Costs			\$		\$ 363,429.10

WATERSHED - FEES**Assumption/Comments:**

Springfield Master Fee Schedule
2026 FY
Paid at Building Permit

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1	Residential		108 LOTS	\$ 1,090.00	\$ 117,720.00
2	Multi-Family		0.0 AC	\$ 4,795.00	\$ -
	CONTINGENCY		10%	\$ 117,720.00	\$ 11,772.00
	Estimated Construction Costs				\$ 129,492.00
	ESTIMATED SOFT COSTS				
	Engineering Design, Construction				
	0% Admin				\$ 0.00
	0% Geotechnical and Testing				\$ 0.00
	0% Legal				\$ 0.00
	0% Fiscal				\$ 0.00
	0% Interest				\$ 0.00
	0% Bond Counsel				\$ 0.00
	12 Months Duration				
	Total Estimated Soft Costs				\$ 0.00
	Total Estimated Costs				\$ 129,492.00

PAVING - INTERIOR

Assumption/Comments:

Seeding approximately 2x pavement area
 Pavement is 2,400 G.O. and 8,900 S.A.
 $8900*55+2970*10 = \$519,200$ S.A. or 68%

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	COMMON EARTH EXCAVATION	3,767	CY	\$ 10.00	\$ 37,666.67
2	CONSTRUCT 7-INCH CONCRETE PAVEMENT (OPW 3500)	11,300	SY	\$ 55.00	\$ 621,500.00
3	DRILL AND EPOXY NO.5 X 18" TIE BARS AT 4' O.C.	57	EA	\$ 15.00	\$ 855.00
4	ADJUST MANHOLE TO GRADE	17	EA	\$ 300.00	\$ 5,100.00
5	INSTALL EXTERNAL FRAME SEAL	14	EA	\$ 500.00	\$ 7,000.00
6	CONSTRUCT THICKENED EDGE	228	LF	\$ 15.00	\$ 3,420.00
7	CONSTRUCT CONCRETE HEADER	140	LF	\$ 15.00	\$ 2,100.00
8	CONSTRUCT CURB INLET	10	EA	\$ 5,500.00	\$ 55,000.00
9	INSTALL CURB INLET PROTECTION	10	EA	\$ 250.00	\$ 2,500.00
10	CONSTRUCT END OF ROAD BARRICADE	5	EA	\$ 1,000.00	\$ 5,000.00
11	INSTALL SEEDING (SUB DIVISION MIX)	5	AC	\$ 1,200.00	\$ 6,000.00
12	INSTALL MULCHING	5	AC	\$ 600.00	\$ 3,000.00
13	INSTALL STREET SIGNS	1	LS	\$ 10,000.00	\$ 10,000.00
14	JET EXISTING SANITARY SEWER	3,080	LF	\$ 1.00	\$ 3,080.00
	CONTINGENCY	20%		\$ 762,221.67	\$ 152,444.33
	Estimated Construction Costs				\$ 914,666.00
					ESTIMATED SOFT COSTS
					Engineering Design, Construction
					19% Admin \$173,786.54
					2% Geotechnical and Testing \$18,293.32
					5% Legal \$55,337.29
					5% Fiscal \$55,337.29
					7% Interest \$85,219.43
					1% Bond Counsel \$13,026.40
					12 Months Duration
	Total Estimated Soft Costs				\$ 401,000.28
	Total Estimated Costs				\$ 1,315,666.28

PAVING - EXTERIOR

Assumption/Comments:

Including 2 lanes between first and second intersection

Seeding approximately 2x pavement area

6 VF per MH

30 TN Riprap per outlet

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 18" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	65.00	\$ -
2	CONSTRUCT 24" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	85.00	\$ -
3	CONSTRUCT 30" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	110.00	\$ -
4	CONSTRUCT 36" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	140.00	\$ -
5	CONSTRUCT 42" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	175.00	\$ -
6	CONSTRUCT 60" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	310.00	\$ -
7	CONSTRUCT 72" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	425.00	\$ -
8	CONSTRUCT 72" I.D. SANITARY MANHOLE (1 EA)	- VF	\$	1,300.00	\$ -
9	CONSTRUCT 30" R.C. FLARED END SECTION	- EA	\$	3,000.00	\$ -
10	CONSTRUCT 60" R.C. FLARED END SECTION	- EA	\$	5,500.00	\$ -
11	CONSTRUCT 72" R.C. FLARED END SECTION	- EA	\$	6,500.00	\$ -
12	INSTALL REINFORCED CONCRETE PIPE COUPLERS	- EA	\$	150.00	\$ -
13	CONSTRUCT TYPE B RIP-RAP	- TN	\$	100.00	\$ -
101	COMMON EARTH EXCAVATION	1,050 CY	\$	10.00	\$ 10,500.00
102	CONSTRUCT 10-INCH CONCRETE PAVEMENT (OPW 3500)	3,150 SY	\$	95.00	\$ 299,250.00
103	ADJUST MANHOLE TO GRADE	1 EA	\$	300.00	\$ 300.00
104	CONSTRUCT THICKENED EDGE	120 LF	\$	15.00	\$ 1,800.00
105	CONSTRUCT CURB INLET	- EA	\$	5,500.00	\$ -
106	INSTALL CURB INLET PROTECTION	- EA	\$	250.00	\$ -
107	INSTALL SEEDING (SUB DIVISION MIX)	2 AC	\$	1,200.00	\$ 1,800.00
108	INSTALL EROSION CONTROL BLANKET, TYPE I	2 AC	\$	8,000.00	\$ 12,000.00
109	INSTALL STREET SIGNS	- LS	\$	10,000.00	\$ -
110	TRAFFIC CONTROL	1 LS	\$	20,000.00	\$ 20,000.00
	CONTINGENCY	20%	\$	345,650.00	\$ 69,130.00
	Estimated Construction Costs				\$ 414,780.00
	ESTIMATED SOFT COSTS				
			Engineering Design, Construction		
			19% Admin		\$ 78,808.20
			2% Geotechnical and Testing		\$ 8,295.60
			5% Legal		\$ 25,094.19
			5% Fiscal		\$ 25,094.19
			7% Interest		\$ 38,645.05
			1% Bond Counsel		\$ 5,907.17
		12 Months Duration			
	Total Estimated Soft Costs				\$ 181,844.40
	Total Estimated Costs				\$ 596,624.40

PAVING - FEES

Assumption/Comments:

Springfield Master Fee Schedule
Arterial Street Improvement Policy
0.75% of building valuations paid at building permit for single-family/townhomes
\$5,000/acre multifamily, 50% paid at building permit

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1	Residential	108 LOTS		0.75% \$	263,250.00
2	Multi-Family	0.0 AC	\$	5,000.00 \$	-
	CONTINGENCY	10%	\$	263,250.00 \$	26,325.00
	Estimated Construction Costs			\$	289,575.00
	Fees Paid at Platting	0.0 AC	\$	2,500.00 \$	-
	ESTIMATED SOFT COSTS				
	Engineering Design, Construction				
	0% Admin				\$0.00
	0% Geotechnical and Testing				\$0.00
	2% Legal				\$0.00
	5% Fiscal				\$0.00
	7% Interest				\$0.00
	1% Bond Counsel				\$0.00
	12 Months Duration				
	Total Estimated Soft Costs				\$0.00
	Total Estimated Costs			\$	289,575.00

WATER - INTERIOR**Assumption/Comments:**

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 8" WATER MAIN (DIP)	3,590 LF	\$	90.00	\$ 323,100.00
2	CONSTRUCT FIRE HYDRANT	10 EA	\$	7,000.00	\$ 70,000.00
	CONTINGENCY	20%	\$	393,100.00	\$ 78,620.00
	Estimated Construction Costs				\$ 471,720.00
					ESTIMATED SOFT COSTS
				Engineering Design, Construction	
		19%		Admin	\$89,626.80
		2%		Geotechnical and Testing	\$9,434.40
		5%		Legal	\$28,539.06
		5%		Fiscal	\$28,539.06
		7%		Interest	\$43,950.15
		1%		Bond Counsel	\$6,718.09
		12 Months		Duration	
	Total Estimated Soft Costs				\$ 206,807.57
	Total Estimated Costs				\$ 678,527.57

WATER - EXTERIOR**Assumption/Comments:**

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 12" WATER MAIN (DIP)	1,090 LF	\$	120.00	\$ 130,800.00
2	CONSTRUCT FIRE HYDRANT	3 EA	\$	6,000.00	\$ 18,000.00
	CONTINGENCY	20%	\$	148,800.00	\$ 29,760.00
	Estimated Construction Costs				\$ 178,560.00
					ESTIMATED SOFT COSTS
				Engineering Design, Construction	
		19%		Admin	\$33,926.40
		2%		Geotechnical and Testing	\$3,571.20
		5%		Legal	\$10,802.88
		5%		Fiscal	\$10,802.88
		7%		Interest	\$16,636.44
		1%		Bond Counsel	\$2,543.00
		12 Months		Duration	
	Total Estimated Soft Costs				\$ 78,282.79
	Total Estimated Costs				\$ 256,842.79

WATER - FEES**Assumption/Comments:**

Springfield Master Fee Schedule

Outlot area does not include OL H with cottages

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	Single Family / Townhome	108 LOTS	\$	750.00	\$ 81,000.00
2	Multi-Family	0 UNITS	\$	500.00	\$ -
3	Outlot	2.0 AC	\$	250.00	\$ 500.00
	CONTINGENCY	10%	\$	81,500.00	\$ 8,150.00
	Estimated Construction Costs				\$ 89,650.00
				ESTIMATED SOFT COSTS	
				Engineering Design, Construction	
		0%	Admin		\$0.00
		0%	Geotechnical and Testing		\$0.00
		2%	Legal		\$1,793.00
		5%	Fiscal		\$4,482.50
		7%	Interest		\$6,714.79
		1%	Bond Counsel		\$1,026.40
		12 Months	Duration		
	Total Estimated Soft Costs				\$ 14,016.69
	Total Estimated Costs				\$ 103,666.69

SIDEWALKS/TRAILS/PARKS**Assumption/Comments:**

Assuming Park Fees will be waived with proposed trail and park area.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT CURB RAMP	18 EA	\$	1,500.00	\$ 27,000.00
2	CONSTRUCT 5-INCH CONCRETE SIDEWALK (OPW 3500)	0 SF	\$	5.00	\$ -
3	CONSTRUCT 6-INCH CONCRETE TRAIL (OPW 3500)	13,350 SF	\$	6.00	\$ 80,100.00
4	PARK IMPROVEMENTS	1 LS	\$	400,000.00	\$ 400,000.00
	CONTINGENCY	20%	\$	507,100.00	\$ 101,420.00
	Estimated Construction Costs				\$ 608,520.00
	ESTIMATED SOFT COSTS				
	Engineering Design, Construction				
	19% Admin				\$115,618.80
	2% Geotechnical and Testing				\$12,170.40
	5% Legal				\$36,815.46
	5% Fiscal				\$36,815.46
	7% Interest				\$56,695.81
	1% Bond Counsel				\$8,666.36
	12 Months Duration				
	Total Estimated Soft Costs				\$ 266,782.29
	Total Estimated Costs				\$ 875,302.29

PARK - FEES

Assumption/Comments:

Springfield Master Fee Schedule

0.04 acres/unit

\$30,000/acre

Assuming Park Fees will be waived with proposed trail and park area.

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1	Residential	4.32	AC	\$ 30,000.00	\$ 129,600.00
	CONTINGENCY	-100%		\$ 129,600.00	\$ (129,600.00)
	Estimated Construction Costs			\$	-
		ESTIMATED SOFT COSTS			
		Engineering Design, Construction			
		0%	Admin		\$ 0.00
		0%	Geotechnical and Testing		\$ 0.00
		2%	Legal		\$ 0.00
		5%	Fiscal		\$ 0.00
		7%	Interest		\$ 0.00
		1%	Bond Counsel		\$ 0.00
		12 Months	Duration		
	Total Estimated Soft Costs				\$ 0.00
	Total Estimated Costs			\$	-

POWER**Assumption/Comments:**

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	Single Family	108 LOTS	\$	1,500.00	\$ 162,000.00
2	Multi-Family	0.0 AC	\$	4,060.00	\$ -
	CONTINGENCY	5%	\$	162,000.00	\$ 8,100.00
	Estimated Construction Costs				\$ 170,100.00
	ESTIMATED SOFT COSTS				
	Engineering Design, Construction				
	0% Admin				\$0.00
	0% Geotechnical and Testing				\$0.00
	2% Legal				\$3,402.00
	5% Fiscal				\$8,505.00
	7% Interest				\$12,740.49
	1% Bond Counsel				\$1,947.47
	12 Months Duration				
	Total Estimated Soft Costs				\$ 26,594.96
	Total Estimated Costs				\$ 196,694.96

UTILITY RELOCATION**Assumption/Comments:**

Reserved for potential relocations

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	RELOCATE UTILITY	1	LS	\$ 20,000.00	\$ 20,000.00
	CONTINGENCY	100%		\$ 20,000.00	\$ 20,000.00
	Estimated Construction Costs				\$ 40,000.00
				ESTIMATED SOFT COSTS	
				Engineering Design, Construction	
		0%	Admin	\$ 0.00	
		0%	Geotechnical and Testing	\$ 0.00	
		2%	Legal	\$ 800.00	
		5%	Fiscal	\$ 2,000.00	
		7%	Interest	\$ 2,996.00	
		1%	Bond Counsel	\$ 457.96	
		12 Months	Duration		
	Total Estimated Soft Costs				\$ 6,253.96
	Total Estimated Costs				\$ 46,253.96

REVIEW FEES**Assumption/Comments:**

	Bid Item Description	Construction Cost	Plan Review Fee	Total
1	SANITARY - INTERIOR	\$ 689,040.00	1%	\$ 6,890.40
2	SANITARY - EXTERIOR	\$ -	1%	\$ -
3	STORM SEWER	\$ 252,660.00	1%	\$ 2,526.60
4	PAVING - INTERIOR	\$ 914,666.00	1%	\$ 9,146.66
5	PAVING - EXTERIOR	\$ 414,780.00	1%	\$ 4,147.80
6	WATER - INTERIOR	\$ 471,720.00	1%	\$ 4,717.20
7	WATER - EXTERIOR	\$ 178,560.00	1%	\$ 1,785.60
8	SIDEWALKS/TRAILS/PARKS	\$ 608,520.00	1%	\$ 6,085.20
Estimated Construction Costs				\$ 35,299.46
ESTIMATED SOFT COSTS				
Engineering Design, Construction				
0%	Admin			\$0.00
0%	Geotechnical and Testing			\$0.00
2%	Legal			\$705.99
5%	Fiscal			\$1,764.97
7%	Interest			\$2,643.93
1%	Bond Counsel			\$404.14
12 Months	Duration			
Total Estimated Soft Costs				\$ 5,519.04
Total Estimated Costs				\$ 40,818.50

Springfield - Sudbeck

Phase 3

Source and Use of Funds

PROPOSED IMPROVEMENT	QUANTITY	UNIT	CONSTRUCTION COST	SOFT COST	TOTAL COST	GENERAL OBLIGATION	SPECIAL ASSESSMENT	REIMBURSABLE	PRIVATE
SANITARY SEWER									
Interior	3,080	LF	\$ 780,480	\$ 342,172	\$ 1,122,652	\$ 20,050	\$ 1,102,602	\$ -	\$ -
Exterior	0	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Facilities Fee			\$ 472,550	\$ 73,883	\$ 546,432	\$ -	\$ 546,432	\$ -	\$ -
STORM SEWER									
Interior	510	LF	\$ 39,780	\$ 17,440	\$ 57,220	\$ 57,220	\$ -	\$ -	\$ -
Watershed Fee			\$ 177,452	\$ -	\$ 177,452	\$ -	\$ -	\$ -	\$ 177,452
PAVING									
Interior	12,500	SY	\$ 932,294	\$ 408,729	\$ 1,341,023	\$ 201,153	\$ 1,139,869	\$ -	\$ -
Exterior	2,470	SY	\$ 332,920	\$ 145,956	\$ 478,876	\$ 478,876	\$ -	\$ 239,438	\$ -
Arterial Street Improvement Fee			\$ 386,100	\$ 7,231	\$ 393,331	\$ 46,250	\$ -	\$ -	\$ 347,081
WATER									
Interior	4,140	LF	\$ 556,320	\$ 243,897	\$ 800,217	\$ -	\$ 800,217	\$ -	\$ -
Exterior	840	LF	\$ 142,560	\$ 62,500	\$ 205,060	\$ 205,060	\$ -	\$ 102,530	\$ -
Capital Facilities Fee			\$ 122,155	\$ 19,099	\$ 141,254	\$ -	\$ 141,254	\$ -	\$ -
SIDEWALKS/TRAILS/PARKS									
Interior	7,200	SF	\$ 95,040	\$ 41,667	\$ 136,707	\$ 136,707	\$ -	\$ -	\$ -
Park Space Fee			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
POWER									
Interior	148	LOTS	\$ 233,100	\$ 36,445	\$ 269,545	\$ -	\$ 269,545	\$ -	\$ -
Utility Relocation			\$ 40,000	\$ 6,254	\$ 46,254	\$ 46,254	\$ -	\$ -	\$ -
REVIEW FEES									
			\$ 28,794	\$ 4,502	\$ 33,296	\$ 16,648	\$ 16,648	\$ -	\$ -
TOTAL									
			\$ 4,339,545	\$ 1,409,773	\$ 5,749,318	\$ 1,208,218	\$ 4,016,567	\$ 341,968	\$ 524,533
PROJECTED VALUATION									
			Unit Valuation		Valuation				
Single Family Residential	40 Units	\$ 375,000		\$ 15,000,000					
Bungalow Residential	20 Units	\$ 350,000		\$ 7,000,000					
Cottage Residential	12 Units	\$ 325,000		\$ 3,900,000					
Townhome Residential	76 Units	\$ 275,000		\$ 20,900,000					
Multi-Family	0 Units	\$ 175,000		\$ -					
			Total - 100%	\$ 46,800,000					
			Total - 95%	\$ 44,460,000					
			Debt Ratio at 95% Valuation						
									2.72%

SANITARY SEWER - INTERIOR

Assumption/Comments:

12 VF per MH
40 LF per service
75% Wyes - 25% MH Stubs

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 12" PVC (SDR 26) W/ TYPE F3 AGGREGATE BEDDING	- LF	\$	80.00	\$ -
2	CONSTRUCT 10" PVC (SDR 26) W/ TYPE F3 AGGREGATE BEDDING	- LF	\$	65.00	\$ -
3	CONSTRUCT 8" PVC (SDR 26) W/ TYPE F3 AGGREGATE BEDDING	3,080 LF	\$	55.00	\$ 169,400.00
4	CONSTRUCT 6" PVC (SDR 23.5) W/ TYPE F3 AGGREGATE BEDDING	5,920 LF	\$	50.00	\$ 296,000.00
5	CONSTRUCT 6"X8" WYE	111 EA	\$	400.00	\$ 44,400.00
6	CONSTRUCT 6" MANHOLE STUBOUT	37 EA	\$	200.00	\$ 7,400.00
7	CONSTRUCT 54" I.D. SANITARY MANHOLE (13 EA)	156 VF	\$	700.00	\$ 109,200.00
8	CONSTRUCT RING COLLAR	- EA	\$	700.00	\$ -
9	INSTALL EXTERNAL FRAME SEAL	- EA	\$	500.00	\$ -
10	STABILIZE TRENCH (3" CRUSHED ROCK)	300 TN	\$	60.00	\$ 18,000.00
11	DEWATERING	60 HR	\$	100.00	\$ 6,000.00
	CONTINGENCY	20%	\$	650,400.00	\$ 130,080.00
	Estimated Construction Costs				\$ 780,480.00
	ESTIMATED SOFT COSTS				
	Engineering Design, Construction				
19%	Admin				\$148,291.20
2%	Geotechnical and Testing				\$15,609.60
5%	Legal				\$47,219.04
5%	Fiscal				\$47,219.04
7%	Interest				\$72,717.32
1%	Bond Counsel				\$11,115.36
	12 Months Duration				
	Total Estimated Soft Costs				\$ 342,171.56
	Total Estimated Costs				\$ 1,122,651.56

SANITARY SEWER - EXTERIOR**Assumption/Comments:**

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT LIFT STATION	0 LS	\$	700,000.00	\$ -
2	CONSTRUCT 6" PVC (DR 18) FORCE MAIN	0 LF	\$	50.00	\$ -
3	BORE 6" PVC (DR 18) FORCE MAIN	0 LF	\$	300.00	\$ -
4	CONSTRUCT 12" PVC (SDR 26) W/ TYPE F3 AGGREGATE BEDDING	0 LF	\$	85.00	\$ -
5	CONSTRUCT 54" I.D. SANITARY MANHOLE (6 EA)	0 VF	\$	300.00	\$ -
6	CONSTRUCT 12" SANITARY MANHOLE TAP	0 EA	\$	3,000.00	\$ -
	CONTINGENCY	20%	\$	-	\$ -
	Estimated Construction Costs				\$ -
				ESTIMATED SOFT COSTS	
				Engineering Design, Construction	
		19%		Admin	\$0.00
		2%		Geotechnical and Testing	\$0.00
		5%		Legal	\$0.00
		5%		Fiscal	\$0.00
		7%		Interest	\$0.00
		1%		Bond Counsel	\$0.00
				12 Months Duration	
	Total Estimated Soft Costs				\$0.00
	Total Estimated Costs				\$ -

SANITARY - FEES**Assumption/Comments:**

SCCWWA 2027-2028 Fee Schedule
Paid at Final Plat
Lots 163-310

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	Residential	13.4	AC	\$ 32,059.00	\$ 429,590.60
	CONTINGENCY	10%		\$ 429,590.60	\$ 42,959.06
	Estimated Construction Costs				\$ 472,549.66
					ESTIMATED SOFT COSTS
					Engineering Design, Construction
		0%	Admin		\$0.00
		0%	Geotechnical and Testing		\$0.00
		2%	Legal		\$9,450.99
		5%	Fiscal		\$23,627.48
		7%	Interest		\$35,393.97
		1%	Bond Counsel		\$5,410.22
		12 Months	Duration		
	Total Estimated Soft Costs				\$73,882.67
	Total Estimated Costs				\$ 546,432.33

STORM SEWER

Assumption/Comments:

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 18" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	510 LF	\$	65.00	\$ 33,150.00
2	CONSTRUCT 24" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	85.00	\$ -
3	CONSTRUCT 30" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	110.00	\$ -
4	CONSTRUCT 36" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	140.00	\$ -
5	CONSTRUCT 42" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	175.00	\$ -
6	CONSTRUCT 48" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	215.00	\$ -
7	CONSTRUCT 54" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	260.00	\$ -
8	CONSTRUCT 60" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	310.00	\$ -
9	CONSTRUCT 72" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	425.00	\$ -
10	CONSTRUCT 72" I.D. SANITARY MANHOLE (4 EA)	- VF	\$	1,300.00	\$ -
11	CONSTRUCT BASIN OUTLET STRUCTURE	- VF	\$	1,500.00	\$ -
12	CONSTRUCT 36" R.C. FLARED END SECTION	- EA	\$	3,500.00	\$ -
13	CONSTRUCT 48" R.C. FLARED END SECTION	- EA	\$	4,500.00	\$ -
14	CONSTRUCT 60" R.C. FLARED END SECTION	- EA	\$	5,500.00	\$ -
15	CONSTRUCT 72" R.C. FLARED END SECTION	- EA	\$	6,500.00	\$ -
16	INSTALL REINFORCED CONCRETE PIPE COUPLERS	- EA	\$	150.00	\$ -
17	CONSTRUCT TYPE B RIP-RAP	- TN	\$	100.00	\$ -
CONTINGENCY		20%	\$	33,150.00	\$ 6,630.00
Estimated Construction Costs			\$		\$ 39,780.00
ESTIMATED SOFT COSTS					
Engineering Design, Construction					
19%	Admin				\$ 7,558.20
2%	Geotechnical and Testing				\$ 795.60
5%	Legal				\$ 2,406.69
5%	Fiscal				\$ 2,406.69
7%	Interest				\$ 3,706.30
1%	Bond Counsel				\$ 566.53
12 Months	Duration				
Total Estimated Soft Costs			\$		\$ 17,440.02
Total Estimated Costs			\$		\$ 57,220.02

WATERSHED - FEES

Assumption/Comments:

Springfield Master Fee Schedule
2026 FY
Paid at Building Permit

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1	Residential	148 LOTS	\$	1,090.00	\$ 161,320.00
2	Multi-Family	0.0 AC	\$	4,795.00	\$ -
	CONTINGENCY	10%	\$	161,320.00	\$ 16,132.00
	Estimated Construction Costs				\$ 177,452.00
	ESTIMATED SOFT COSTS				
	Engineering Design, Construction				
	0% Admin				\$0.00
	0% Geotechnical and Testing				\$0.00
	0% Legal				\$0.00
	0% Fiscal				\$0.00
	0% Interest				\$0.00
	0% Bond Counsel				\$0.00
	12 Months Duration				
	Total Estimated Soft Costs				\$0.00
	Total Estimated Costs				\$ 177,452.00

PAVING - INTERIOR

Assumption/Comments:

Seeding approximately 2x pavement area
 Pavement is 1,150 G.O. and 11,350 S.A.
 $11350*55+3790*10 = \$662,150$ S.A. or 85%

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	COMMON EARTH EXCAVATION	4,167	CY	\$ 10.00	\$ 41,666.67
2	CONSTRUCT 7-INCH CONCRETE PAVEMENT (OPW 3500)	12,500	SY	\$ 55.00	\$ 687,500.00
3	DRILL AND EPOXY NO.5 X 18" TIE BARS AT 4' O.C.	57	EA	\$ 15.00	\$ 855.00
4	ADJUST MANHOLE TO GRADE	16	EA	\$ 300.00	\$ 4,800.00
5	INSTALL EXTERNAL FRAME SEAL	16	EA	\$ 500.00	\$ 8,000.00
6	CONSTRUCT THICKENED EDGE	228	LF	\$ 15.00	\$ 3,420.00
7	CONSTRUCT CONCRETE HEADER	56	LF	\$ 15.00	\$ 840.00
8	CONSTRUCT CURB INLET	1	EA	\$ 5,500.00	\$ 5,500.00
9	INSTALL CURB INLET PROTECTION	1	EA	\$ 250.00	\$ 250.00
10	CONSTRUCT END OF ROAD BARRICADE	2	EA	\$ 1,000.00	\$ 2,000.00
11	INSTALL SEEDING (SUB DIVISION MIX)	5	AC	\$ 1,200.00	\$ 6,000.00
12	INSTALL MULCHING	5	AC	\$ 600.00	\$ 3,000.00
13	INSTALL STREET SIGNS	1	LS	\$ 10,000.00	\$ 10,000.00
14	JET EXISTING SANITARY SEWER	3,080	LF	\$ 1.00	\$ 3,080.00
	CONTINGENCY	20%		\$ 776,911.67	\$ 155,382.33
	Estimated Construction Costs				\$ 932,294.00
	ESTIMATED SOFT COSTS				
	Engineering Design, Construction				
	19%	Admin			\$ 177,135.86
	2%	Geotechnical and Testing			\$ 18,645.88
	5%	Legal			\$ 56,403.79
	5%	Fiscal			\$ 56,403.79
	7%	Interest			\$ 86,861.83
	1%	Bond Counsel			\$ 13,277.45
	12 Months	Duration			
	Total Estimated Soft Costs				\$ 408,728.60
	Total Estimated Costs			\$	1,341,022.60

PAVING - EXTERIOR

Assumption/Comments:

Including 2 lanes pavement beyond second intersection
Seeding approximately 2x pavement area

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 18" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	65.00	\$ -
2	CONSTRUCT 24" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	85.00	\$ -
3	CONSTRUCT 30" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	110.00	\$ -
4	CONSTRUCT 36" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	140.00	\$ -
5	CONSTRUCT 42" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	175.00	\$ -
6	CONSTRUCT 60" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	310.00	\$ -
7	CONSTRUCT 72" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	425.00	\$ -
8	CONSTRUCT 72" I.D. SANITARY MANHOLE (4 EA)	- VF	\$	1,300.00	\$ -
9	CONSTRUCT 30" R.C. FLARED END SECTION	- EA	\$	3,000.00	\$ -
10	CONSTRUCT 60" R.C. FLARED END SECTION	- EA	\$	5,500.00	\$ -
11	CONSTRUCT 72" R.C. FLARED END SECTION	- EA	\$	6,500.00	\$ -
12	INSTALL REINFORCED CONCRETE PIPE COUPLERS	- EA	\$	150.00	\$ -
13	CONSTRUCT TYPE B RIP-RAP	- TN	\$	100.00	\$ -
101	COMMON EARTH EXCAVATION	823 CY	\$	10.00	\$ 8,233.33
102	CONSTRUCT 10-INCH CONCRETE PAVEMENT (OPW 3500)	2,470 SY	\$	95.00	\$ 234,650.00
103	ADJUST MANHOLE TO GRADE	- EA	\$	300.00	\$ -
104	CONSTRUCT THICKENED EDGE	50 LF	\$	15.00	\$ 750.00
105	CONSTRUCT CURB INLET	- EA	\$	5,500.00	\$ -
106	INSTALL CURB INLET PROTECTION	- EA	\$	250.00	\$ -
107	INSTALL SEEDING (SUB DIVISION MIX)	2 AC	\$	1,200.00	\$ 1,800.00
108	INSTALL EROSION CONTROL BLANKET, TYPE I	2 AC	\$	8,000.00	\$ 12,000.00
109	INSTALL STREET SIGNS	- LS	\$	10,000.00	\$ -
110	TRAFFIC CONTROL	1 LS	\$	20,000.00	\$ 20,000.00
	CONTINGENCY	20%	\$	277,433.33	\$ 55,486.67
	Estimated Construction Costs				\$ 332,920.00
	ESTIMATED SOFT COSTS				
			Engineering Design, Construction		
			19% Admin		\$63,254.80
			2% Geotechnical and Testing		\$6,658.40
			5% Legal		\$20,141.66
			5% Fiscal		\$20,141.66
			7% Interest		\$31,018.16
			1% Bond Counsel		\$4,741.35
		12 Months Duration			
	Total Estimated Soft Costs				\$ 145,956.02
	Total Estimated Costs				\$ 478,876.02

PAVING - FEES

Assumption/Comments:

Springfield Master Fee Schedule
 Arterial Street Improvement Policy
 0.75% of building valuations paid at building permit for single-family/townhomes
 \$5,000/acre multifamily, 50% paid at building permit

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1	Residential	148 LOTS		0.75% \$	351,000.00
2	Multi-Family	0.0 AC	\$	5,000.00 \$	-
	CONTINGENCY	10%	\$	351,000.00 \$	35,100.00
	Estimated Construction Costs			\$	386,100.00
	Fees Paid at Platting	18.5 AC	\$	2,500.00 \$	46,250.00
	ESTIMATED SOFT COSTS				
		Engineering Design, Construction			
		0%	Admin		\$0.00
		0%	Geotechnical and Testing		\$0.00
		2%	Legal		\$925.00
		5%	Fiscal		\$2,312.50
		7%	Interest		\$3,464.13
		1%	Bond Counsel		\$529.52
		12 Months	Duration		
	Total Estimated Soft Costs				\$7,231.14
	Total Estimated Costs			\$	393,331.14

WATER - INTERIOR**Assumption/Comments:**

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 8" WATER MAIN (DIP)	4,140 LF	\$	90.00	\$ 372,600.00
2	CONSTRUCT FIRE HYDRANT	13 EA	\$	7,000.00	\$ 91,000.00
	CONTINGENCY	20%	\$	463,600.00	\$ 92,720.00
	Estimated Construction Costs				\$ 556,320.00
					ESTIMATED SOFT COSTS
				Engineering Design, Construction	
		19%		Admin	\$105,700.80
		2%		Geotechnical and Testing	\$11,126.40
		5%		Legal	\$33,657.36
		7%		Fiscal	\$33,657.36
		1%		Interest	\$51,832.33
		12 Months		Bond Counsel	\$7,922.94
				Duration	
	Total Estimated Soft Costs				\$ 243,897.20
	Total Estimated Costs				\$ 800,217.20

WATER - EXTERIOR**Assumption/Comments:**

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 12" WATER MAIN (DIP)	840 LF	\$	120.00	\$ 100,800.00
2	CONSTRUCT FIRE HYDRANT	3 EA	\$	6,000.00	\$ 18,000.00
	CONTINGENCY	20%	\$	118,800.00	\$ 23,760.00
	Estimated Construction Costs				\$ 142,560.00
					ESTIMATED SOFT COSTS
				Engineering Design, Construction	
		19%		Admin	\$27,086.40
		2%		Geotechnical and Testing	\$2,851.20
		5%		Legal	\$8,624.88
		5%		Fiscal	\$8,624.88
		7%		Interest	\$13,282.32
		1%		Bond Counsel	\$2,030.30
		12 Months		Duration	
	Total Estimated Soft Costs				\$ 62,499.97
	Total Estimated Costs				\$ 205,059.97

WATER - FEES**Assumption/Comments:**

Springfield Master Fee Schedule

Outlot area does not include OL J with cottages

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	Single Family / Townhome	148 LOTS	\$	750.00	\$ 111,000.00
2	Multi-Family	0 UNITS	\$	500.00	\$ -
3	Outlot	0.2 AC	\$	250.00	\$ 50.00
	CONTINGENCY	10%	\$	111,050.00	\$ 11,105.00
	Estimated Construction Costs				\$ 122,155.00
				ESTIMATED SOFT COSTS	
				Engineering Design, Construction	
		0%	Admin		\$0.00
		0%	Geotechnical and Testing		\$0.00
		2%	Legal		\$2,443.10
		5%	Fiscal		\$6,107.75
		7%	Interest		\$9,149.41
		1%	Bond Counsel		\$1,398.55
		12 Months	Duration		
	Total Estimated Soft Costs				\$ 19,098.81
	Total Estimated Costs				\$ 141,253.81

SIDEWALKS/TRAILS/PARKS**Assumption/Comments:**

Assuming Park Fees will be waived with proposed trail and park area.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT CURB RAMP	24 EA	\$	1,500.00	\$ 36,000.00
2	CONSTRUCT 5-INCH CONCRETE SIDEWALK (OPW 3500)	0 SF	\$	5.00	\$ -
3	CONSTRUCT 6-INCH CONCRETE TRAIL (OPW 3500)	7,200 SF	\$	6.00	\$ 43,200.00
4	PARK IMPROVEMENTS	0 LS	\$	400,000.00	\$ -
	CONTINGENCY	20%	\$	79,200.00	\$ 15,840.00
	Estimated Construction Costs				\$ 95,040.00
				ESTIMATED SOFT COSTS	
				Engineering Design, Construction	
		19%	Admin		\$18,057.60
		2%	Geotechnical and Testing		\$1,900.80
		5%	Legal		\$5,749.92
		5%	Fiscal		\$5,749.92
		7%	Interest		\$8,854.88
		1%	Bond Counsel		\$1,353.53
		12 Months	Duration		
	Total Estimated Soft Costs				\$ 41,666.65
	Total Estimated Costs				\$ 136,706.65

PARK - FEES

Assumption/Comments:

Springfield Master Fee Schedule

0.04 acres/unit

\$30,000/acre

Assuming Park Fees will be waived with proposed trail and park area.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	Residential	5.92	AC	\$ 30,000.00	\$ 177,600.00
	CONTINGENCY	-100%		\$ 177,600.00	\$ (177,600.00)
	Estimated Construction Costs				\$ -
				ESTIMATED SOFT COSTS	
				Engineering Design, Construction	
		0%	Admin		\$0.00
		0%	Geotechnical and Testing		\$0.00
		2%	Legal		\$0.00
		5%	Fiscal		\$0.00
		7%	Interest		\$0.00
		1%	Bond Counsel		\$0.00
		12 Months	Duration		
	Total Estimated Soft Costs				\$0.00
	Total Estimated Costs				\$ -

POWER**Assumption/Comments:**

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	Single Family	148 LOTS	\$	1,500.00	\$ 222,000.00
2	Multi-Family	0.0 AC	\$	4,060.00	\$ -
	CONTINGENCY	5%	\$	222,000.00	\$ 11,100.00
	Estimated Construction Costs				\$ 233,100.00
	ESTIMATED SOFT COSTS				
	Engineering Design, Construction				
	0% Admin				\$0.00
	0% Geotechnical and Testing				\$0.00
	2% Legal				\$4,662.00
	5% Fiscal				\$11,655.00
	7% Interest				\$17,459.19
	1% Bond Counsel				\$2,668.76
	12 Months Duration				
	Total Estimated Soft Costs				\$36,444.95
	Total Estimated Costs				\$ 269,544.95

UTILITY RELOCATION**Assumption/Comments:**

Reserved for potential relocations

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	RELOCATE UTILITY	1	LS	\$ 20,000.00	\$ 20,000.00
	CONTINGENCY	100%		\$ 20,000.00	\$ 20,000.00
	Estimated Construction Costs				\$ 40,000.00
				ESTIMATED SOFT COSTS	
				Engineering Design, Construction	
		0%	Admin	\$ 0.00	
		0%	Geotechnical and Testing	\$ 0.00	
		2%	Legal	\$ 800.00	
		5%	Fiscal	\$ 2,000.00	
		7%	Interest	\$ 2,996.00	
		1%	Bond Counsel	\$ 457.96	
		12 Months	Duration		
	Total Estimated Soft Costs				\$ 6,253.96
	Total Estimated Costs				\$ 46,253.96

REVIEW FEES**Assumption/Comments:**

	Bid Item Description	Construction Cost	Plan Review Fee	Total
1	SANITARY - INTERIOR	\$ 780,480.00	1%	\$ 7,804.80
2	SANITARY - EXTERIOR	\$ -	1%	\$ -
3	STORM SEWER	\$ 39,780.00	1%	\$ 397.80
4	PAVING - INTERIOR	\$ 932,294.00	1%	\$ 9,322.94
5	PAVING - EXTERIOR	\$ 332,920.00	1%	\$ 3,329.20
6	WATER - INTERIOR	\$ 556,320.00	1%	\$ 5,563.20
7	WATER - EXTERIOR	\$ 142,560.00	1%	\$ 1,425.60
8	SIDEWALKS/TRAILS/PARKS	\$ 95,040.00	1%	\$ 950.40
Estimated Construction Costs				\$ 28,793.94
ESTIMATED SOFT COSTS				
Engineering Design, Construction				
0%	Admin			\$0.00
0%	Geotechnical and Testing			\$0.00
2%	Legal			\$575.88
5%	Fiscal			\$1,439.70
7%	Interest			\$2,156.67
1%	Bond Counsel			\$329.66
12 Months	Duration			
Total Estimated Soft Costs				\$4,501.90
Total Estimated Costs				\$ 33,295.84

Springfield - Sudbeck

Phase 4

Source and Use of Funds

PROPOSED IMPROVEMENT	QUANTITY	UNIT	CONSTRUCTION COST	SOFT COST	TOTAL COST	GENERAL OBLIGATION	SPECIAL ASSESSMENT	REIMBURSABLE	PRIVATE
SANITARY SEWER									
Interior	-	LF	\$ -	\$ -	\$ -	\$ 14,750	\$ (14,750)	\$ -	\$ -
Exterior	0	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Facilities Fee			\$ 645,348	\$ 100,899	\$ 746,247	\$ -	\$ 746,247	\$ -	\$ -
STORM SEWER									
Interior	0	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Watershed Fee			\$ 96,523	\$ -	\$ 96,523	\$ -	\$ -	\$ -	\$ 96,523
PAVING									
Interior	0	SY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior	0	SY	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arterial Street Improvement Fee			\$ 100,650	\$ 7,231	\$ 107,881	\$ 46,250	\$ -	\$ -	\$ 61,631
WATER									
Interior	0	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior	0	LF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Facilities Fee			\$ 187,000	\$ 29,237	\$ 216,237	\$ -	\$ 216,237	\$ -	\$ -
SIDEWALKS/TRAILS/PARKS									
Interior	16,400	SF	\$ 123,480	\$ 54,135	\$ 177,615	\$ 177,615	\$ -	\$ -	\$ -
Park Space Fee			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
POWER									
Interior	0	LOTS	\$ 78,013	\$ 12,197	\$ 90,210	\$ -	\$ 90,210	\$ -	\$ -
Utility Relocation			\$ 40,000	\$ 6,254	\$ 46,254	\$ 46,254	\$ -	\$ -	\$ -
REVIEW FEES									
			\$ 1,235	\$ 193	\$ 1,428	\$ 714	\$ 714	\$ -	\$ -
TOTAL			\$ 1,272,249	\$ 210,147	\$ 1,482,396	\$ 285,583	\$ 1,038,658	\$ -	\$ 158,154
PROJECTED VALUATION									
			Unit Valuation		Valuation				
Single Family Residential	0 Units	\$ 375,000		\$ -					
Bungalow Residential	0 Units	\$ 350,000		\$ -					
Cottage Residential	0 Units	\$ 325,000		\$ -					
Townhome Residential	0 Units	\$ 275,000		\$ -					
Multi-Family	340 Units	\$ 175,000		\$ <u>59,500,000</u>					
			Total - 100%	\$ 59,500,000					
			Total - 95%	\$ 56,525,000					
			Debt Ratio at 95% Valuation						
									0.51%

SANITARY SEWER - INTERIOR

Assumption/Comments:

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 12" PVC (SDR 26) W/ TYPE F3 AGGREGATE BEDDING	- LF	\$	80.00	\$ -
2	CONSTRUCT 10" PVC (SDR 26) W/ TYPE F3 AGGREGATE BEDDING	- LF	\$	65.00	\$ -
3	CONSTRUCT 8" PVC (SDR 26) W/ TYPE F3 AGGREGATE BEDDING	- LF	\$	55.00	\$ -
4	CONSTRUCT 6" PVC (SDR 23.5) W/ TYPE F3 AGGREGATE BEDDING	- LF	\$	50.00	\$ -
5	CONSTRUCT 6"X8" WYE	- EA	\$	400.00	\$ -
6	CONSTRUCT 6" MANHOLE STUBOUT	- EA	\$	200.00	\$ -
7	CONSTRUCT 54" I.D. SANITARY MANHOLE (23 EA)	- VF	\$	700.00	\$ -
8	CONSTRUCT RING COLLAR	- EA	\$	700.00	\$ -
9	INSTALL EXTERNAL FRAME SEAL	- EA	\$	500.00	\$ -
10	STABILIZE TRENCH (3" CRUSHED ROCK)	- TN	\$	60.00	\$ -
11	DEWATERING	- HR	\$	100.00	\$ -
	CONTINGENCY	20%	\$	-	\$ -
	Estimated Construction Costs			\$	\$ -
	ESTIMATED SOFT COSTS				
	Engineering Design, Construction				
	19% Admin				\$0.00
	2% Geotechnical and Testing				\$0.00
	5% Legal				\$0.00
	5% Fiscal				\$0.00
	7% Interest				\$0.00
	1% Bond Counsel				\$0.00
	12 Months Duration				
	Total Estimated Soft Costs			\$	\$0.00
	Total Estimated Costs			\$	\$ -

SANITARY SEWER - EXTERIOR**Assumption/Comments:**

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT LIFT STATION	0 LS	\$	700,000.00	\$ -
2	CONSTRUCT 6" PVC (DR 18) FORCE MAIN	0 LF	\$	50.00	\$ -
3	BORE 6" PVC (DR 18) FORCE MAIN	0 LF	\$	300.00	\$ -
4	CONSTRUCT 12" PVC (SDR 26) W/ TYPE F3 AGGREGATE BEDDING	0 LF	\$	85.00	\$ -
5	CONSTRUCT 54" I.D. SANITARY MANHOLE (6 EA)	0 VF	\$	300.00	\$ -
6	CONSTRUCT 12" SANITARY MANHOLE TAP	0 EA	\$	3,000.00	\$ -
	CONTINGENCY	20%	\$	-	\$ -
	Estimated Construction Costs				\$ -
				ESTIMATED SOFT COSTS	
				Engineering Design, Construction	
		19%		Admin	\$0.00
		2%		Geotechnical and Testing	\$0.00
		5%		Legal	\$0.00
		5%		Fiscal	\$0.00
		7%		Interest	\$0.00
		1%		Bond Counsel	\$0.00
				12 Months Duration	
	Total Estimated Soft Costs				\$0.00
	Total Estimated Costs				\$ -

SANITARY - FEES**Assumption/Comments:**

SCCWWA 2027-2028 Fee Schedule

Paid at Final Plat

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	Residential	18.3	AC	\$ 32,059.00	\$ 586,679.70
	CONTINGENCY	10%		\$ 586,679.70	\$ 58,667.97
	Estimated Construction Costs				\$ 645,347.67
				ESTIMATED SOFT COSTS	
				Engineering Design, Construction	
		0%	Admin	\$ 0.00	
		0%	Geotechnical and Testing	\$ 0.00	
		2%	Legal	\$12,906.95	
		5%	Fiscal	\$32,267.38	
		7%	Interest	\$48,336.54	
		1%	Bond Counsel	\$7,388.59	
		12 Months	Duration		
	Total Estimated Soft Costs				\$ 100,899.46
	Total Estimated Costs				\$ 746,247.13

STORM SEWER

Assumption/Comments:

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 18" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	65.00	\$ -
2	CONSTRUCT 24" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	85.00	\$ -
3	CONSTRUCT 30" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	110.00	\$ -
4	CONSTRUCT 36" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	140.00	\$ -
5	CONSTRUCT 42" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	175.00	\$ -
6	CONSTRUCT 48" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	215.00	\$ -
7	CONSTRUCT 54" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	260.00	\$ -
8	CONSTRUCT 60" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	310.00	\$ -
9	CONSTRUCT 72" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	425.00	\$ -
10	CONSTRUCT 72" I.D. SANITARY MANHOLE (3 EA)	- VF	\$	1,300.00	\$ -
11	CONSTRUCT BASIN OUTLET STRUCTURE (1 EA)	- VF	\$	1,500.00	\$ -
12	CONSTRUCT 36" R.C. FLARED END SECTION	- EA	\$	3,500.00	\$ -
13	CONSTRUCT 48" R.C. FLARED END SECTION	- EA	\$	4,500.00	\$ -
14	CONSTRUCT 60" R.C. FLARED END SECTION	- EA	\$	5,500.00	\$ -
15	CONSTRUCT 72" R.C. FLARED END SECTION	- EA	\$	6,500.00	\$ -
16	INSTALL REINFORCED CONCRETE PIPE COUPLERS	- EA	\$	150.00	\$ -
17	CONSTRUCT TYPE B RIP-RAP	- TN	\$	100.00	\$ -
CONTINGENCY		20%	\$	-	\$ -
Estimated Construction Costs				\$	\$ -
ESTIMATED SOFT COSTS					
Engineering Design, Construction					
19%	Admin				\$0.00
2%	Geotechnical and Testing				\$0.00
5%	Legal				\$0.00
5%	Fiscal				\$0.00
7%	Interest				\$0.00
1%	Bond Counsel				\$0.00
12 Months	Duration				
Total Estimated Soft Costs					\$0.00
Total Estimated Costs			\$	-	

WATERSHED - FEES**Assumption/Comments:**

Springfield Master Fee Schedule
2026 FY
Paid at Building Permit

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	Residential	0 LOTS	\$	1,090.00	\$ -
2	Multi-Family	18.3 AC	\$	4,795.00	\$ 87,748.50
	CONTINGENCY	10%	\$	87,748.50	\$ 8,774.85
	Estimated Construction Costs				\$ 96,523.35
	ESTIMATED SOFT COSTS				
	Engineering Design, Construction				
	0% Admin				\$0.00
	0% Geotechnical and Testing				\$0.00
	0% Legal				\$0.00
	0% Fiscal				\$0.00
	0% Interest				\$0.00
	0% Bond Counsel				\$0.00
	12 Months Duration				
	Total Estimated Soft Costs				\$0.00
	Total Estimated Costs				\$ 96,523.35

PAVING - INTERIOR

Assumption/Comments:

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	COMMON EARTH EXCAVATION	-	CY	\$ 10.00	\$ -
2	CONSTRUCT 7-INCH CONCRETE PAVEMENT (OPW 3500)	-	SY	\$ 55.00	\$ -
3	DRILL AND EPOXY NO.5 X 18" TIE BARS AT 4' O.C.	-	EA	\$ 15.00	\$ -
4	ADJUST MANHOLE TO GRADE	-	EA	\$ 300.00	\$ -
5	INSTALL EXTERNAL FRAME SEAL	-	EA	\$ 500.00	\$ -
6	CONSTRUCT THICKENED EDGE	-	LF	\$ 15.00	\$ -
7	CONSTRUCT CONCRETE HEADER	-	LF	\$ 15.00	\$ -
8	CONSTRUCT CURB INLET	-	EA	\$ 5,500.00	\$ -
9	INSTALL CURB INLET PROTECTION	-	EA	\$ 250.00	\$ -
10	CONSTRUCT END OF ROAD BARRICADE	-	EA	\$ 1,000.00	\$ -
11	INSTALL SEEDING (SUB DIVISION MIX)	-	AC	\$ 1,200.00	\$ -
12	INSTALL MULCHING	-	AC	\$ 600.00	\$ -
13	INSTALL STREET SIGNS	-	LS	\$ 10,000.00	\$ -
14	JET EXISTING SANITARY SEWER	-	LF	\$ 1.00	\$ -
	CONTINGENCY	20%	\$	-	\$ -
	Estimated Construction Costs				\$ -
					ESTIMATED SOFT COSTS
					Engineering Design, Construction
		19%		Admin	\$0.00
		2%		Geotechnical and Testing	\$0.00
		5%		Legal	\$0.00
		5%		Fiscal	\$0.00
		7%		Interest	\$0.00
		1%		Bond Counsel	\$0.00
		12 Months		Duration	
	Total Estimated Soft Costs				\$0.00
	Total Estimated Costs				\$ -

PAVING - EXTERIOR

Assumption/Comments:

Including intersection pavement and 3 lanes up to first intersection
 Seeding approximately 2x pavement area
 6 VF per AI
 30 TN Riprap per outlet

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 18" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	65.00	\$ -
2	CONSTRUCT 24" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	85.00	\$ -
3	CONSTRUCT 30" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	110.00	\$ -
4	CONSTRUCT 36" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	140.00	\$ -
5	CONSTRUCT 42" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	175.00	\$ -
6	CONSTRUCT 60" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	310.00	\$ -
7	CONSTRUCT 72" RCP (CLASS III) W/ TYPE R2 AGGREGATE BEDDING	- LF	\$	425.00	\$ -
8	CONSTRUCT 72" I.D. AREA INLET (10 EA)	- VF	\$	1,300.00	\$ -
9	CONSTRUCT 30" R.C. FLARED END SECTION	- EA	\$	3,000.00	\$ -
10	CONSTRUCT 60" R.C. FLARED END SECTION	- EA	\$	5,500.00	\$ -
11	CONSTRUCT 72" R.C. FLARED END SECTION	- EA	\$	6,500.00	\$ -
12	INSTALL REINFORCED CONCRETE PIPE COUPLERS	- EA	\$	150.00	\$ -
13	CONSTRUCT TYPE B RIP-RAP	- TN	\$	100.00	\$ -
101	COMMON EARTH EXCAVATION	- CY	\$	10.00	\$ -
102	CONSTRUCT 10-INCH CONCRETE PAVEMENT (OPW 3500)	- SY	\$	95.00	\$ -
103	ADJUST MANHOLE TO GRADE	- EA	\$	300.00	\$ -
104	CONSTRUCT THICKENED EDGE	- LF	\$	15.00	\$ -
105	CONSTRUCT CURB INLET	- EA	\$	5,500.00	\$ -
106	INSTALL CURB INLET PROTECTION	- EA	\$	250.00	\$ -
107	INSTALL SEEDING (SUB DIVISION MIX)	- AC	\$	1,200.00	\$ -
108	INSTALL EROSION CONTROL BLANKET, TYPE I	- AC	\$	8,000.00	\$ -
109	INSTALL STREET SIGNS	- LS	\$	10,000.00	\$ -
110	TRAFFIC CONTROL	- LS	\$	20,000.00	\$ -
	CONTINGENCY	20%	\$	-	\$ -
	Estimated Construction Costs				\$ -
				ESTIMATED SOFT COSTS	
				Engineering Design, Construction	
				19% Admin	\$0.00
				2% Geotechnical and Testing	\$0.00
				5% Legal	\$0.00
				5% Fiscal	\$0.00
				7% Interest	\$0.00
				1% Bond Counsel	\$0.00
				12 Months Duration	
	Total Estimated Soft Costs				\$0.00
	Total Estimated Costs				\$ -

PAVING - FEES

Assumption/Comments:

Springfield Master Fee Schedule
 Arterial Street Improvement Policy
 0.75% of building valuations paid at building permit for single-family/townhomes
 \$5,000/acre multifamily, 50% paid at building permit

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1	Residential	0 LOTS		0.75% \$	-
2	Multi-Family	18.3 AC	\$	5,000.00 \$	91,500.00
	CONTINGENCY	10%	\$	91,500.00 \$	9,150.00
	Estimated Construction Costs			\$	100,650.00
	Fees Paid at Platting	18.5 AC	\$	2,500.00 \$	46,250.00
	ESTIMATED SOFT COSTS				
		Engineering Design, Construction			
		0%	Admin		\$0.00
		0%	Geotechnical and Testing		\$0.00
		2%	Legal		\$925.00
		5%	Fiscal		\$2,312.50
		7%	Interest		\$3,464.13
		1%	Bond Counsel		\$529.52
		12 Months	Duration		
	Total Estimated Soft Costs				\$7,231.14
	Total Estimated Costs			\$	107,881.14

WATER - INTERIOR

Assumption/Comments:

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 8" WATER MAIN (DIP)		- LF	\$ 90.00	\$ -
2	CONSTRUCT FIRE HYDRANT		- EA	\$ 7,000.00	\$ -
	CONTINGENCY	20%	\$	- \$	\$ -
	Estimated Construction Costs				\$ -
	ESTIMATED SOFT COSTS				
	Engineering Design, Construction				
	19%	Admin		\$ 0.00	
	2%	Geotechnical and Testing		\$ 0.00	
	5%	Legal		\$ 0.00	
	5%	Fiscal		\$ 0.00	
	7%	Interest		\$ 0.00	
	1%	Bond Counsel		\$ 0.00	
	12 Months	Duration			
	Total Estimated Soft Costs				\$ 0.00
	Total Estimated Costs				\$ -

WATER - EXTERIOR

Assumption/Comments:

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT 12" WATER MAIN (DIP)		- LF	\$ 120.00	\$ -
2	CONSTRUCT FIRE HYDRANT		- EA	\$ 6,000.00	\$ -
	CONTINGENCY	20%	\$	- \$	\$ -
	Estimated Construction Costs			\$	\$ -
				ESTIMATED SOFT COSTS	
				Engineering Design, Construction	
		19%	Admin		\$ 0.00
		2%	Geotechnical and Testing		\$ 0.00
		5%	Legal		\$ 0.00
		5%	Fiscal		\$ 0.00
		7%	Interest		\$ 0.00
		1%	Bond Counsel		\$ 0.00
		12 Months	Duration		
	Total Estimated Soft Costs				\$ 0.00
	Total Estimated Costs			\$	\$ -

WATER - FEES**Assumption/Comments:****Springfield Master Fee Schedule**

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	Single Family / Townhome	0 LOTS	\$	750.00	\$ -
2	Multi-Family	340 UNITS	\$	500.00	\$ 170,000.00
3	Outlot	0.0 AC	\$	250.00	\$ -
	CONTINGENCY	10%	\$	170,000.00	\$ 17,000.00
	Estimated Construction Costs				\$ 187,000.00
				ESTIMATED SOFT COSTS	
				Engineering Design, Construction	
		0%	Admin	\$0.00	
		0%	Geotechnical and Testing	\$0.00	
		2%	Legal	\$3,740.00	
		5%	Fiscal	\$9,350.00	
		7%	Interest	\$14,006.30	
		1%	Bond Counsel	\$2,140.96	
		12 Months	Duration		
	Total Estimated Soft Costs				\$ 29,237.26
	Total Estimated Costs				\$ 216,237.26

SIDEWALKS/TRAILS/PARKS**Assumption/Comments:**

Assuming Park Fees will be waived with proposed trail and park area.

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	CONSTRUCT CURB RAMP	3 EA	\$	1,500.00	\$ 4,500.00
2	CONSTRUCT 5-INCH CONCRETE SIDEWALK (OPW 3500)	0 SF	\$	5.00	\$ -
3	CONSTRUCT 6-INCH CONCRETE TRAIL (OPW 3500)	16,400 SF	\$	6.00	\$ 98,400.00
4	PARK IMPROVEMENTS	0 LS	\$	400,000.00	\$ -
	CONTINGENCY	20%	\$	102,900.00	\$ 20,580.00
	Estimated Construction Costs				\$ 123,480.00
				ESTIMATED SOFT COSTS	
				Engineering Design, Construction	
		19%	Admin	\$23,461.20	
		2%	Geotechnical and Testing	\$2,469.60	
		5%	Legal	\$7,470.54	
		5%	Fiscal	\$7,470.54	
		7%	Interest	\$11,504.63	
		1%	Bond Counsel	\$1,758.57	
		12 Months	Duration		
	Total Estimated Soft Costs				\$ 54,135.08
	Total Estimated Costs				\$ 177,615.08

PARK - FEES

Assumption/Comments:

Springfield Master Fee Schedule

0.04 acres/unit

\$30,000/acre

Assuming Park Fees will be waived with proposed trail and park area.

Bid Item Description		Approximate Quantity	Unit	Unit Price	Total
1	Residential	13.60	AC	\$ 30,000.00	\$ 408,000.00
	CONTINGENCY	-100%		\$ 408,000.00	\$ (408,000.00)
	Estimated Construction Costs			\$	-
		ESTIMATED SOFT COSTS			
		Engineering Design, Construction			
		0%	Admin		\$0.00
		0%	Geotechnical and Testing		\$0.00
		2%	Legal		\$0.00
		5%	Fiscal		\$0.00
		7%	Interest		\$0.00
		1%	Bond Counsel		\$0.00
		12 Months	Duration		
	Total Estimated Soft Costs				\$0.00
	Total Estimated Costs			\$	-

POWER**Assumption/Comments:**

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	Single Family	0 LOTS	\$	1,500.00	\$ -
2	Multi-Family	18.3 AC	\$	4,060.00	\$ 74,298.00
	CONTINGENCY	5%	\$	74,298.00	\$ 3,714.90
	Estimated Construction Costs				\$ 78,012.90
	ESTIMATED SOFT COSTS				
	Engineering Design, Construction				
	0% Admin				\$0.00
	0% Geotechnical and Testing				\$0.00
	2% Legal				\$1,560.26
	5% Fiscal				\$3,900.65
	7% Interest				\$5,843.17
	1% Bond Counsel				\$893.17
	12 Months Duration				
	Total Estimated Soft Costs				\$ 12,197.24
	Total Estimated Costs				\$ 90,210.14

UTILITY RELOCATION**Assumption/Comments:**

Reserved for potential relocations

	Bid Item Description	Approximate Quantity	Unit	Unit Price	Total
1	RELOCATE UTILITY	1	LS	\$ 20,000.00	\$ 20,000.00
	CONTINGENCY	100%		\$ 20,000.00	\$ 20,000.00
	Estimated Construction Costs				\$ 40,000.00
				ESTIMATED SOFT COSTS	
				Engineering Design, Construction	
		0%	Admin	\$ 0.00	
		0%	Geotechnical and Testing	\$ 0.00	
		2%	Legal	\$ 800.00	
		5%	Fiscal	\$ 2,000.00	
		7%	Interest	\$ 2,996.00	
		1%	Bond Counsel	\$ 457.96	
		12 Months	Duration		
	Total Estimated Soft Costs				\$ 6,253.96
	Total Estimated Costs				\$ 46,253.96

REVIEW FEES**Assumption/Comments:**

	Bid Item Description	Construction Cost	Plan Review Fee	Total
1	SANITARY - INTERIOR	\$ -	1%	\$ -
2	SANITARY - EXTERIOR	\$ -	1%	\$ -
3	STORM SEWER	\$ -	1%	\$ -
4	PAVING - INTERIOR	\$ -	1%	\$ -
5	PAVING - EXTERIOR	\$ -	1%	\$ -
6	WATER - INTERIOR	\$ -	1%	\$ -
7	WATER - EXTERIOR	\$ -	1%	\$ -
8	SIDEWALKS/TRAILS/PARKS	\$ 123,480.00	1%	\$ 1,234.80
Estimated Construction Costs				\$ 1,234.80
ESTIMATED SOFT COSTS				
	Engineering Design, Construction			
0%	Admin			\$0.00
0%	Geotechnical and Testing			\$0.00
2%	Legal			\$24.70
5%	Fiscal			\$61.74
7%	Interest			\$92.49
1%	Bond Counsel			\$14.14
12 Months	Duration			
Total Estimated Soft Costs				\$193.06
Total Estimated Costs				\$ 1,427.86