

# Appendix

## East Central City Consortium - Preliminary Cost Estimates

Date: 04/21/04 (Revised)

Catalyst Name: Heidt St

Catalyst Number: 1-2

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### Street Rehab

Item	Quantity	Item Cost	Total Cost
<b>Demolition</b>			
Streets (LF)	5300	\$ 20	\$ 106,000
		<b>Subtotal</b>	<b>\$ 106,000</b>
<b>Earthwork</b>			
		<b>Subtotal</b>	<b>?</b>
<b>Sanitary Sewer</b>			
8" DIP (LF)	4700	\$ 35	\$ 164,500
Manholes	21	\$ 1,500	\$ 31,500
		<b>Subtotal</b>	<b>\$ 196,000</b>
<b>Water</b>			
T-Connections	20	\$ 500	\$ 10,000
Fire Hydrants	14	\$ 1,000	\$ 14,000
8" DIP Service Line	6200	\$ 50	\$ 310,000
		<b>Subtotal</b>	<b>\$ 334,000</b>
<b>Storm Sewer</b>			
Storm Pipe (LF) (Avg 30")	3050	\$ 55	\$ 167,750
Storm Structures (MH and Cover)	33	\$ 1,500	\$ 49,500
Headwall	3	\$ 500	\$ 1,500
		<b>Subtotal</b>	<b>\$ 218,750</b>
<b>Hardscape</b>			
Curb & Gutter (LF)	11000	\$ 12	\$ 132,000
Asphalt (SY)	143000	\$ 3	\$ 429,000
5' Sidewalks (SF)	62250	\$ 4	\$ 249,000
Street Lighting (1 per 100 lf)	125	\$ 3,000	\$ 375,000
Street Trees (1 per 30 lf)	415	\$ 500	\$ 207,500
		<b>Subtotal</b>	<b>\$ 1,392,500</b>
		<b>Street Subtotal</b>	<b>\$ 2,247,250</b>
Landscape Material	\$ 1,392,500	20%	\$ 449,450
		<b>Street Total</b>	<b>\$ 2,696,700</b>

### Site Demolition

Item	Quantity	Item Cost	Total Cost
Buildings	44	\$ 5,000	\$ 220,000
Acreage (Cleared & Grubbed)	25	\$ 6,000	\$ 150,000
		<b>Demolition Total</b>	<b>\$ 370,000</b>

### Pod: Mixed Use (70,000 SF & 14 Patiohomes)

Item	Quantity	Item Cost	Total Cost
<b>Earthwork</b>			
		<b>Subtotal</b>	<b>?</b>
<b>Sanitary Sewer</b>			
8" PVC Line (LF)	500	\$ 20	\$ 10,000
6" PVC Laterals (LF)	720	\$ 15	\$ 10,800
Wyes	18	\$ 120	\$ 2,160
Manholes	4	\$ 1,500	\$ 6,000
		<b>Subtotal</b>	<b>\$ 28,960</b>

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<b>Water</b>			
Taps	2	\$ 500	\$ 1,000
Water Meter (Commercial)	5	\$ 800	\$ 4,000
Water Meter (Residential)	14	\$ 500	\$ 7,000
8" DIP Service Line	1000	\$ 50	\$ 50,000
3/4" Service Line (Residential)	140	\$ 8	\$ 1,120
3" Service Line (LF) (Commercial)	100	\$ 12	\$ 1,200
		<b>Subtotal</b>	<b>\$ 63,200</b>
<b>Storm Sewer</b>			
Storm Pipe (LF) (Avg 30")	820	\$ 55	\$ 45,100
Storm Structures (MH and Cover)	9	\$ 1,500	\$ 13,500
Detention Facility	1	\$ 40,000	\$ 40,000
		<b>Subtotal</b>	<b>\$ 98,600</b>
<b>Hardscape</b>			
Curb & Gutter (LF)	2700	\$ 12	\$ 32,400
Driveways (SF)	22000	\$ 3	\$ 66,000
Sidewalks (SF) (Internal/to street)	8000	\$ 4	\$ 32,000
Street Lighting	5	\$ 3,000	\$ 15,000
Fencing (LF) - Ornamental	300	\$ 40	\$ 12,000
		<b>Subtotal</b>	<b>\$ 157,400</b>
		<b>Site Subtotal</b>	<b>\$ 348,160</b>
Landscape Material (Building SF)	125000	\$ 2	\$ 250,000
		<b>Site Total</b>	<b>\$ 598,160</b>
<b>Buildings</b>			
Mixed Use (SF)	70000	\$ 90	\$ 6,300,000
(Parking Under Building)	27000	\$ 70	\$ 1,890,000
Townhomes(SF)	28000	\$ 75	\$ 2,100,000
		<b>Subtotal</b>	<b>\$ 8,400,000</b>
		<b>Pod Total</b>	<b>\$ 8,998,160</b>

## Pod: Parks

Item	Quantity	Item Cost	Total Cost
Park Trees	20	\$ 500	\$ 10,000
Park Sidewalk(SF)	1200	\$ 5	\$ 5,400
		<b>Subtotal</b>	<b>\$ 15,400</b>
Landscape Material	\$ 15,400	50%	\$ 7,700
		<b>Pod Total</b>	<b>\$ 23,100</b>

## Pod:Single Family - 69 Units (65 Houses & 4 Duplex)

Item	Quantity	Item Cost	Total Cost
<b>Earthwork</b>			
		<b>Subtotal</b>	
<b>Sanitary Sewer</b>			
6" PVC Laterals	2760	\$ 15	\$ 41,400
Wyes (One Per Unit)	69	\$ 120	\$ 8,280
		<b>Subtotal</b>	<b>\$ 49,680</b>
<b>Water</b>			
Taps	69	\$ 500	\$ 34,500
Water Meter (Residential)	69	\$ 500	\$ 34,500
3/4" Service Line (Residential)	2760	\$ 8	\$ 22,080
		<b>Subtotal</b>	<b>\$ 91,080</b>

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<b>Storm Sewer</b>			
Storm Pipe (LF) (Avg 30")	750	\$ 55	\$ 41,250
Storm Structures (MH and Cover)	4	\$ 1,500	\$ 6,000
Detention Facility	1	\$ 20,000	\$ 20,000
		<b>Subtotal</b>	<b>\$ 67,250</b>
<b>Hardscape</b>			
Driveways (SF)	50000	\$ 3	\$ 150,000
4" Sidewalks (SF) (To street)	4200	\$ 4	\$ 16,800
Fencing (LF) - Perimeter	10000	\$ 8	\$ 80,000
Fencing (LF) - Ornamental	690	\$ 40	\$ 27,600
		<b>Subtotal</b>	<b>\$ 274,400</b>
		<b>Site Subtotal</b>	<b>\$ 482,410</b>
Landscape Material	69	\$ 3,000	\$ 207,000
		<b>Site Total</b>	<b>\$ 689,410</b>
<b>Buildings</b>			
Residential (SF)	120000	\$ 75	\$ 9,000,000
		<b>Subtotal</b>	<b>\$ 9,000,000</b>
		<b>Pod Total</b>	<b>\$ 9,689,410</b>

## Pod:Patihomes - 48 Units

Item	Quantity	Item Cost	Total Cost
<b>Earthwork</b>			
		<b>Subtotal</b>	
<b>Sanitary Sewer</b>			
8" PVC Line (LF)	920	\$ 25	\$ 23,000
6" PVC Laterals	1440	\$ 15	\$ 21,600
Wyes (One Per Unit)	48	\$ 120	\$ 5,760
Manholes	4	\$ 1,500	\$ 6,000
		<b>Subtotal</b>	<b>\$ 56,360</b>
<b>Water</b>			
Taps	2	\$ 500	\$ 1,000
Water Meter	48	\$ 500	\$ 24,000
8" DIP Service Line	460	\$ 52	\$ 23,920
3/4" Service Line	11000	\$ 8	\$ 88,000
		<b>Subtotal</b>	<b>\$ 136,920</b>
<b>Storm Sewer</b>			
Storm Pipe (LF) (Avg 30")	910	\$ 55	\$ 50,050
Storm Structures (MH and Cover)	7	\$ 1,500	\$ 10,500
Detention Facility	2	\$ 30,000	\$ 60,000
		<b>Subtotal</b>	<b>\$ 120,550</b>
<b>Hardscape</b>			
Curb & Gutter (LF)	1740	\$ 12	\$ 20,880
Driveways (SF)	36300	\$ 3	\$ 108,900
4' Sidewalks (SF) (To street)	2880	\$ 4	\$ 11,520
Street Lighting	6	\$ 3,000	\$ 18,000
Fencing (LF) - Perimeter		\$ 9	\$ -
Fencing (LF) - Ornamental	770	\$ 40	\$ 30,800
		<b>Subtotal</b>	<b>\$ 190,100</b>
		<b>Site Subtotal</b>	<b>\$ 503,930</b>
Landscape Material	48	\$ 2,500	\$ 120,000
		<b>Site Total</b>	<b>\$ 623,930</b>
<b>Buildings</b>			
Residential (SF)	96000	\$ 75	\$ 7,200,000
		<b>Subtotal</b>	<b>\$ 7,200,000</b>
		<b>Pod Total</b>	<b>\$ 7,823,930</b>

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		<b>Catalyst SubTotal</b>	<b>\$ 29,601,300</b>
Architectural Fees - Mixed-Use (Cost)	\$ 8,190,000	10%	\$ 819,000
Architectural Fees - Residential (Units)	131	\$ 3,000	\$ 393,000
Engineering Fees	\$ 5,001,300	10%	\$ 500,130
Consultant Fees-Surveying, Environmental, Development	\$ 5,001,300	15%	\$ 750,195
<b>Contingency</b>	\$ 29,601,300	20%	\$ 5,920,260
		<b>Catalyst Total</b>	<b>\$ 37,983,885</b>

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## East Central City Consortium - Preliminary Cost Estimates

Date: 04/21/04 (Revised)

Catalyst Name: Manning Ave

Catalyst Number: 1-6

### Street Rehab

Item	Quantity	Item Cost	Total Cost
<b>Demolition</b>			
Streets (LF)	3600	\$ 20	\$ 72,000
		<b>Subtotal</b>	<b>\$ 72,000</b>
<b>Earthwork</b>			
		<b>Subtotal</b>	<b>?</b>
<b>Sanitary Sewer</b>			
8" DIP (LF)	4000	\$ 35	\$ 140,000
Manholes	15	\$ 1,500	\$ 22,500
		<b>Subtotal</b>	<b>\$ 162,500</b>
<b>Water</b>			
T-Connections	9	\$ 500	\$ 4,500
Fire Hydrants	10	\$ 1,000	\$ 10,000
8" DIP Service Line	3600	\$ 50	\$ 180,000
		<b>Subtotal</b>	<b>\$ 194,500</b>
<b>Storm Sewer</b>			
Storm Pipe (LF) (Avg 30")	4200	\$ 55	\$ 231,000
Storm Structures (MH and Cover)	40	\$ 1,500	\$ 60,000
		<b>Subtotal</b>	<b>\$ 291,000</b>
<b>Hardscape</b>			
Curb & Gutter (LF)	7600	\$ 12	\$ 91,200
Asphalt (SF)	94000	\$ 3	\$ 282,000
5' Sidewalks (SF)	36000	\$ 4	\$ 144,000
Street Lighting (1 per 100 lf)	70	\$ 3,000	\$ 210,000
Street Trees (1 per 30 lf)	240	\$ 500	\$ 120,000
		<b>Subtotal</b>	<b>\$ 847,200</b>
		<b>Street Subtotal</b>	<b>\$ 1,567,200</b>
Landscape Material	\$ 1,567,200	20%	\$ 313,440
		<b>Street Total</b>	<b>\$ 1,880,640</b>

### Site Demolition

Item	Quantity	Item Cost	Total Cost
Buildings	51	\$ 5,000	\$ 255,000
Acreage (Cleared & Grubbed)	8	\$ 6,000	\$ 48,000
		<b>Demo Total</b>	<b>\$ 303,000</b>

### Pod: Parks

Item	Quantity	Item Cost	Total Cost
Park Trees	20	\$ 500	\$ 10,000
Park Sidewalk(SF)	2400	\$ 5	\$ 10,800
		<b>Park Subtotal</b>	<b>\$ 20,800</b>
Landscape Material	\$ 20,800	50%	\$ 10,400
		<b>Park Total</b>	<b>\$ 31,200</b>

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**Pod: Single Family 35 Units (32 Houses & 3 Duplexes)**

Item	Quantity	Item Cost	Total Cost
<b>Earthwork</b>			?
		<b>Subtotal</b>	?
<b>Sanitary Sewer</b>			
6" PVC Laterals	1400	\$ 15	\$ 21,000
Wyes (One Per Unit)	35	\$ 120	\$ 4,200
		<b>Subtotal</b>	<b>\$ 25,200</b>
<b>Water</b>			
Taps	35	\$ 500	\$ 17,500
Water Meter (Residential)	35	\$ 500	\$ 17,500
3/4" Service Line (Residential)	1400	\$ 8	\$ 11,200
		<b>Subtotal</b>	<b>\$ 46,200</b>
<b>Hardscape</b>			
Driveways (SF)	19000	\$ 3	\$ 57,000
4" Sidewalks (SF) (To street)	1500	\$ 4	\$ 6,000
Fencing (LF) - Perimeter	4000	\$ 8	\$ 32,000
Fencing (LF) - Ornamental	250	\$ 40	\$ 10,000
		<b>Subtotal</b>	<b>\$ 105,000</b>
		<b>Site Subtotal</b>	<b>\$ 176,400</b>
Landscape Material	35	\$ 3,000	\$ 105,000
		<b>Site Total</b>	<b>\$ 281,400</b>
<b>Buildings</b>			
Residential (SF)	54000	\$ 75	\$ 4,050,000
		<b>Subtotal</b>	<b>\$ 4,050,000</b>
		<b>Pod Total</b>	<b>\$ 4,331,400</b>

**Pod: Townhomes (14 Units)**

Item	Quantity	Item Cost	Total Cost
<b>Earthwork</b>			?
		<b>Subtotal</b>	?
<b>Sanitary Sewer</b>			
8" PVC Line (LF)	100	\$ 25	\$ 2,500
6" PVC Laterals	500	\$ 15	\$ 7,500
Wyes (One Per Unit)	14	\$ 120	\$ 1,680
Manholes	4	\$ 1,500	\$ 6,000
		<b>Subtotal</b>	<b>\$ 17,680</b>
<b>Water</b>			
Taps	2	\$ 500	\$ 1,000
Water Meter	14	\$ 500	\$ 7,000
3/4" Service Line	400	\$ 8	\$ 3,200
		<b>Subtotal</b>	<b>\$ 11,200</b>
<b>Storm Sewer</b>			
Storm Pipe (LF) (Avg 30")	50	\$ 55	\$ 2,750
Storm Structures (MH and Cover)	2	\$ 1,500	\$ 3,000
Detention Facility	1	\$ 30,000	\$ 30,000
		<b>Subtotal</b>	<b>\$ 35,750</b>
<b>Hardscape</b>			
Curb & Gutter (LF)	800	\$ 12	\$ 9,600
Driveways (SF)	13500	\$ 3	\$ 40,500
4" Sidewalks (SF) (To street)	840	\$ 4	\$ 3,360
Street Lighting	3	\$ 3,000	\$ 9,000
Fencing (LF) - Perimeter	370	\$ 9	\$ 3,256
Fencing (LF) - Ornamental	250	\$ 40	\$ 10,000
		<b>Subtotal</b>	<b>\$ 75,716</b>

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		<b>Site SubTotal</b>	<b>\$ 140,346</b>
Landscape Material	14	\$ 2,500	\$ 35,000
		<b>Site Total</b>	<b>\$ 175,346</b>
<b>Buildings</b>			
Residential (SF)	28000	\$ 75	\$ 2,100,000
		<b>Subtotal</b>	<b>\$ 2,100,000</b>
		<b>Pod Total</b>	<b>\$ 2,275,346</b>

		<b>Catalyst Subtotal</b>	<b>\$ 8,821,586</b>
Architectural Fees - Residential	49	3,000	\$ 147,000
Engineering Fees	\$ 2,671,586	10%	\$ 267,159
Consultant Fees - Surveying, Enviromental, Development	\$ 2,671,586	15%	\$ 400,738
<b>Contingency - 20%</b>	\$ 8,821,586	20%	\$ 1,764,317
		<b>Catalyst Total</b>	<b>\$ 11,400,800</b>

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## East Central City Consortium - Preliminary Cost Estimates

Date: 04/21/04 (Revised)

Catalyst Name: Schoolhouse Rd

Catalyst Number: 2-1

### Street Rehab

Item	Quantity	Item Cost	Total Cost
<b>Demolition</b>			
Streets (LF)	3800	\$ 20	\$ 76,000
		<b>Subtotal</b>	<b>\$ 76,000</b>
<b>Earthwork</b>			
		<b>Subtotal</b>	
<b>Sanitary Sewer</b>			
8" DIP Line (LF)	1400	\$ 35	\$ 49,000
Manholes	7	\$ 1,500	\$ 10,500
		<b>Subtotal</b>	<b>\$ 59,500</b>
<b>Water</b>			
T-Connections	7	\$ 500	\$ 3,500
Fire Hydrants	4	\$ 1,000	\$ 4,000
8" DIP Service Line	1760	\$ 50	\$ 88,000
Valves	16	\$ 300	\$ 4,800
		<b>Subtotal</b>	<b>\$ 100,300</b>
<b>Storm Sewer</b>			
Storm Pipe (LF) (Avg 30")	2120	\$ 55	\$ 116,600
Storm Structures (MH and Cover)	18	\$ 1,500	\$ 27,000
Headwall	1	\$ 500	\$ 500
		<b>Subtotal</b>	<b>\$ 144,100</b>
<b>Hardscape</b>			
Curb & Gutter (LF)	5890	\$ 12	\$ 70,680
Asphalt (SF)	84660	\$ 3	\$ 253,980
5' Sidewalks (SF)	23560	\$ 4	\$ 94,240
Street Lighting (1 per 100 lf)	60	\$ 3,000	\$ 180,000
Street Trees (1 per 30 lf)	200	\$ 500	\$ 100,000
		<b>Subtotal</b>	<b>\$ 698,900</b>
		<b>Street Subtotal</b>	<b>\$ 1,078,800</b>
Landscape Material	1078800	20%	\$ 215,760
		<b>Street Total</b>	<b>\$ 1,294,560</b>

### Site Demolition

Item	Quantity	Item Cost	Total Cost
Buildings	55	\$ 5,000	\$ 275,000
Acreage (Cleared & Grubbed)	23	\$ 6,000	\$ 138,000
		<b>Total</b>	<b>\$ 413,000</b>

### Pod: Park

Item	Quantity	Item Cost	Total Cost
Park Trees	10	\$ 500	\$ 5,000
Park Sidewalk(SF)	200	\$ 5	\$ 900
		<b>Park Subtotal</b>	<b>\$ 5,900</b>
Landscape Material	5900	50%	\$ 2,950
		<b>Park Total</b>	<b>\$ 8,850</b>

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## Pod: Single Family - 17 Units (17 Homes)

Item	Quantity	Item Cost	Total Cost
<b>Earthwork</b>			
		<b>Subtotal</b>	
<b>Sanitary Sewer</b>			
6" PVC Laterals	680	\$ 20	\$ 13,600
Wyes (One Per Unit)	17	\$ 120	\$ 2,040
		<b>Subtotal</b>	<b>\$ 15,640</b>
<b>Water</b>			
Taps	17	\$ 500	\$ 8,500
Water Meter	17	\$ 500	\$ 8,500
3/4" Service Line	680	\$ 8	\$ 5,440
		<b>Subtotal</b>	<b>\$ 22,440</b>
<b>Hardscape</b>			
Driveways (SF)	10000	\$ 3	\$ 30,000
4" Sidewalks (SF) (To street)	1020	\$ 4	\$ 4,080
Fencing (LF) - Perimeter	3400	\$ 8	\$ 27,200
Fencing (LF) - Ornamental	170	\$ 20	\$ 3,400
		<b>Subtotal</b>	<b>\$ 64,680</b>
		<b>Site Subtotal</b>	<b>\$ 102,760</b>
Landscape Material	17	\$ 3,000	\$ 51,000
		<b>Site Total</b>	<b>\$ 153,760</b>
<b>Buildings</b>			
Residential (SF)	34000	\$ 75	\$ 2,550,000
		<b>Subtotal</b>	<b>\$ 2,550,000</b>
		<b>Pod Total</b>	<b>\$ 2,703,760</b>

## Pod: Townhomes - 50 Units

Item	Quantity	Item Cost	Total Cost
<b>Earthwork</b>			
		<b>Subtotal</b>	
<b>Sanitary Sewer</b>			
8" PVC Line (LF)	1590	\$ 25	\$ 39,750
6" PVC Laterals (LF)	1000	\$ 15	\$ 15,000
Wyes (One Per Unit)	50	\$ 120	\$ 6,000
Manholes	10	\$ 1,500	\$ 15,000
		<b>Subtotal</b>	<b>\$ 75,750</b>
<b>Water</b>			
Taps	5	\$ 500	\$ 2,500
Valve	5	\$ 300	
Water Meter	50	\$ 500	\$ 25,000
8" Service Line	1090	\$ 52	\$ 56,680
3/4" Service Line (Residential)	500	\$ 3	\$ 1,250
		<b>Subtotal</b>	<b>\$ 85,430</b>
<b>Storm Sewer</b>			
Storm Pipe (LF) (Avg 30")	1100	\$ 55	\$ 60,500
Storm Structures (MH and Cover)	9	\$ 1,500	\$ 13,500
Detention Facility	4	\$ 30,000	\$ 120,000
		<b>Subtotal</b>	<b>\$ 194,000</b>

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<b>Hardscape</b>			
Curb & Gutter (LF)	4400	\$ 12	\$ 52,800
Driveways (SF)	48000	\$ 3	\$ 144,000
4" Sidewalks (SF) (To street)	3000	\$ 4	\$ 12,000
Street Lighting	14	\$ 3,000	\$ 42,000
Fencing (LF) - Perimeter	2500	\$ 8	\$ 20,000
Fencing (LF) - Ornamental	1200	\$ 40	\$ 48,000
		<b>Subtotal</b>	<b>\$ 318,800</b>
		<b>Site Subtotal</b>	<b>\$ 673,980</b>
Landscape Material	50	\$ 2,500	\$ 125,000
		<b>Site Total</b>	<b>\$ 798,980</b>
<b>Buildings</b>			
Residential (SF)	100000	\$ 75	\$ 7,500,000
		<b>Subtotal</b>	<b>\$ 7,500,000</b>
		<b>Pod Total</b>	<b>\$ 8,298,980</b>

		<b>Catalyst Subtotal</b>	<b>\$ 12,719,150</b>
Architectural Fees - Residential	67	\$ 3,000	\$ 201,000
Engineering Fees	\$ 2,669,150	10%	\$ 266,915
Consultant Fees - Surveying, Enviromental, Development	\$ 2,669,150	15%	\$ 400,373
<b>Contingency</b>	\$ 12,719,150	20%	\$ 2,543,830
		<b>Catalyst Total</b>	<b>\$ 16,131,268</b>

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## East Central City Consortium - Preliminary Cost Estimates

Date: 04/21/04 (Revised)

Catalyst Name: Booker Washington Heights

Catalyst Number: 3-4 & 3-5

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### Street Rehab

Item	Quantity	Item Cost	Total Cost
<b>Demolition</b>			
Streets (LF)	7200	\$ 20	\$ 144,000
		<b>Subtotal</b>	<b>\$ 144,000</b>
<b>Earthwork</b>			
		<b>Subtotal</b>	<b>?</b>
<b>Sanitary Sewer</b>			
8" DIP (LF)	3000	\$ 35	\$ 105,000
Manholes	15	\$ 1,500	\$ 22,500
		<b>Subtotal</b>	<b>\$ 127,500</b>
<b>Water</b>			
T-Connections	10	\$ 500	\$ 5,000
Fire Hydrants	6	\$ 800	\$ 4,800
8" DIP Service Line	3400	\$ 50	\$ 170,000
Valves	10	\$ 300	\$ 3,000
		<b>Subtotal</b>	<b>\$ 182,800</b>
<b>Storm Sewer</b>			
Storm Pipe (LF) (Avg 30")	1800	\$ 55	\$ 99,000
Storm Structures (MH and Cover)	20	\$ 1,500	\$ 30,000
Headwall	2	\$ 500	\$ 1,000
		<b>Subtotal</b>	<b>\$ 130,000</b>
<b>Hardscape</b>			
Curb & Gutter (LF)	7200	\$ 12	\$ 86,400
Asphalt (SF)	86000	\$ 3	\$ 258,000
5' Sidewalks (SF)	36000	\$ 4	\$ 144,000
Street Lighting (1 per 100 lf)	72	\$ 3,000	\$ 216,000
Street Trees (1 per 30 lf)	240	\$ 500	\$ 120,000
		<b>Subtotal</b>	<b>\$ 824,400</b>
		<b>Street Subtotal</b>	<b>\$ 1,408,700</b>
Landscape Material	\$ 1,408,700	20%	\$ 281,740
		<b>Street Total</b>	<b>\$ 1,690,440</b>

### Demolition

Item	Quantity	Item Cost	Total Cost
Buildings	36	\$ 5,000	\$ 180,000
Acreage (Cleared & Grubbed)	10	\$ 6,000	\$ 60,000
		<b>Total</b>	<b>\$ 240,000</b>

### Pod: Single Family- 53 Units (49 Houses & 4 Duplex)

Item	Quantity	Item Cost	Total Cost
<b>Earthwork</b>			
		<b>Suntotal</b>	<b>?</b>
<b>Sanitary Sewer</b>			
6" PVC Laterals (LF)	2100	\$ 15	\$ 31,500
Wyes (One Per Unit)	49	\$ 120	\$ 5,880
		<b>Subtotal</b>	<b>\$ 37,380</b>

# Appendix

<b>Water</b>			
Taps	49	\$ 500	\$ 24,500
Water Meter	49	\$ 500	\$ 24,500
3/4" Service Line (Residential)	2100	\$ 8	\$ 16,800
		<b>Subtotal</b>	<b>\$ 65,800</b>
<b>Hardscape</b>			
Driveways (SF)	38000	\$ 2	\$ 85,500
4' Sidewalks (SF)	3200	\$ 4	\$ 12,800
Fencing (LF) - Perimeter	7500	\$ 9	\$ 67,500
Fencing (LF) - Ornamental	5300	\$ 30	\$ 159,000
		<b>Subtotal</b>	<b>\$ 324,800</b>
		<b>Site Subtotal</b>	<b>\$ 427,980</b>
Landscape Material	53	\$ 3,000	\$ 159,000
		<b>Site Total</b>	<b>\$ 586,980</b>
<b>Buildings</b>			
Residential (SF)	82000	\$ 75	\$ 6,150,000
		<b>Subtotal</b>	<b>\$ 6,150,000</b>
		<b>Pod Total</b>	<b>\$ 6,736,980</b>

## Pod: Townhomes - 20 Units

Item	Quantity	Item Cost	Total Cost
<b>Earthwork</b>			
		<b>Subtotal</b>	
<b>Sanitary Sewer</b>			
8" PVC Line (LF)	550	\$ 25	\$ 13,750
6" PVC Laterals (LF)	600	\$ 15	\$ 9,000
Wyes	20	\$ 120	\$ 2,400
Manholes	5	\$ 1,500	\$ 7,500
		<b>Subtotal</b>	<b>\$ 32,650</b>
<b>Water</b>			
Taps	3	\$ 500	\$ 1,500
Valve	3	\$ 300	\$ 900
Water Meter	20	\$ 500	\$ 10,000
8" DIP Service Line (LF)	600	\$ 50	\$ 30,000
3/4" Service Line (LF)	200	\$ 8	\$ 1,600
		<b>Subtotal</b>	<b>\$ 43,100</b>
<b>Storm Sewer</b>			
Storm Pipe (LF) (Avg 30")	300	\$ 55	\$ 16,500
Storm Structures (MH and Cover)	4	\$ 1,500	\$ 6,000
Headwall	1	\$ 500	\$ 500
Detention	1	\$ 30,000	\$ 30,000
		<b>Subtotal</b>	<b>\$ 53,000</b>
<b>Hardscape</b>			
Curb & Gutter (LF)	1130	\$ 12	\$ 13,560
Driveways (SF)	17000	\$ 3	\$ 51,000
4' Sidewalks (SF) (To street)	1200	\$ 4	\$ 4,800
Street Lighting	5	\$ 3,000	\$ 15,000
Fencing (LF) - Perimeter	1380	\$ 9	\$ 12,420
Fencing (LF) - Ornamental	230	\$ 40	\$ 9,200
		<b>Subtotal</b>	<b>\$ 105,980</b>
		<b>Site Subtotal</b>	<b>\$ 234,730</b>

# Appendix

Appendix

Landscape Material	20	\$ 2,500	\$ 50,000
		<b>Site Total</b>	<b>\$ 284,730</b>
<b>Buildings</b>			
Residential (SF)	40000	\$ 75	\$ 3,000,000
		<b>Subtotal</b>	<b>\$ 3,000,000</b>
		<b>Pod Subtotal</b>	<b>\$ 3,284,730</b>
		<b>Catalyst Subtotal</b>	<b>\$ 11,952,150</b>
Architectural Fees - Residential	73	\$ 3,000	\$ 219,000
Engineering Fees	\$ 2,802,150	10%	\$ 280,215
Consultant Fees - Surveying, Enviromental, Development	\$ 2,802,150	15%	\$ 420,323
<b>Contingency</b>	\$ 11,952,150	20%	\$ 2,390,430
		<b>Catalyst Total</b>	<b>\$ 15,262,118</b>

These estimates of quantities, design fees and probable construction costs are for planning purposes only. FAJ/JJG does not guarantee that proposals, bids or construction costs will not vary from our cost estimates

# Appendix

## East Central City Consortium - Preliminary Cost Estimates

Date: 04/21/04(Revised)

Catalyst Name: Chestnut St

Catalyst Number: 4-5

Appendix

### Street Rehab

Item	Quantity	Item Cost	Total Cost
<b>Demolition</b>			
Streets (LF)	1300	\$ 20	\$ 26,000
		<b>Subtotal</b>	<b>\$ 26,000</b>
<b>Hardscape</b>			
Curb & Gutter (LF)	1300	\$ 12	\$ 15,600
5' Sidewalks (SF)	6500	\$ 4	\$ 26,000
Street Lighting (1 per 100 lf)	20	\$ 3,000	\$ 60,000
Street Trees (1 per 30 lf)	40	\$ 500	\$ 20,000
		<b>Subtotal</b>	<b>\$ 121,600</b>
		<b>Street Subtotal</b>	<b>\$ 147,600</b>
Landscape Material	\$ 147,600	20%	\$ 29,520
		<b>Street Total</b>	<b>\$ 177,120</b>

### Pod: Mixed Use (60,000 sf)

Item	Quantity	Item Cost	Total Cost
<b>Demolition</b>			
Buildings	30	\$ 5,000	\$ 150,000
Acreage (Cleared & Grubbed)	4	\$ 6,000	\$ 24,000
		<b>Subtotal</b>	<b>\$ 174,000</b>
<b>Earthwork</b>			
		<b>Subtotal</b>	<b>?</b>
<b>Sanitary Sewer</b>			
8" PVC Line (LF)	460	\$ 20	\$ 9,200
6" PVC Laterals (LF)	260	\$ 15	\$ 3,900
Manholes	2	\$ 1,500	\$ 3,000
		<b>Subtotal</b>	<b>\$ 16,100</b>
<b>Water</b>			
Taps	1	\$ 500	\$ 500
Water Meter (Commercial)	4	\$ 800	\$ 3,200
8" DIP Service Line	400	\$ 50	\$ 20,000
3" Service Line (LF) (Commercial)	80	\$ 12	\$ 960
		<b>Subtotal</b>	<b>\$ 24,660</b>
<b>Storm Sewer</b>			
Storm Pipe (LF) (Avg 30")	1100	\$ 55	\$ 60,500
Storm Structures (MH and Cover)	13	\$ 1,500	\$ 19,500
Detention Facility	1	\$ 20,000	\$ 20,000
		<b>Subtotal</b>	<b>\$ 100,000</b>
<b>Hardscape</b>			
Curb & Gutter (LF)	1800	\$ 12	\$ 21,600
Asphalt (SF)	50000	\$ 3	\$ 150,000
Sidewalks (SF) (Internal)	11000	\$ 4	\$ 44,000
Street Lighting	10	\$ 3,000	\$ 30,000
		<b>Subtotal</b>	<b>\$ 245,600</b>
		<b>Site subtotal</b>	<b>\$ 560,360</b>
Landscape Material (Building SF)	60000	\$ 2	\$ 120,000
		<b>Site Total</b>	<b>\$ 680,360</b>

# Appendix

Appendix

<b>Buildings</b>			
Mixed Use (SF)	60000	\$ 90	\$ 5,400,000
		<b>Subtotal</b>	<b>\$ 5,400,000</b>
		<b>Pod Total</b>	<b>\$ 6,080,360</b>

		<b>Catalyst Subtotal</b>	<b>\$ 6,257,480</b>
Architectural Fees - Mixed -Use	\$ 5,400,000	10%	\$ 540,000
Engineering Fees	\$ 857,480	10%	\$ 85,748
Consultant Fees - Surveying, Enviromental, Development	\$ 857,480	15%	\$ 128,622
<b>Contingency</b>	\$ 6,257,480	20%	\$ 1,251,496
		<b>Catalyst Total</b>	<b>\$ 8,263,346</b>

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# Appendix

## East Central City Consortium - Preliminary Cost Estimates

Date: 04/21/04 (Revised)

Catalyst Name: Wiley St

Catalyst Number: 5-1

Appendix

### Street Rehab

Item	Quantity	Item Cost	Total Cost
<b>Demolition</b>			
Streets (LF)	3000	\$ 20	\$ 60,000
		<b>Subtotal</b>	<b>\$ 60,000</b>
<b>Earthwork</b>			
		<b>Subtotal</b>	
<b>Sanitary Sewer</b>			
8" DIP (LF)	2800	\$ 35	\$ 98,000
Manholes	18	\$ 1,500	\$ 27,000
		<b>Subtotal</b>	<b>\$ 125,000</b>
<b>Water</b>			
T-Connections	8	\$ 500	\$ 4,000
Fire Hydrants	7	\$ 1,000	\$ 7,000
8" DIP Service Line	3600	\$ 50	\$ 180,000
Valves	17	\$ 300	\$ 5,100
		<b>Subtotal</b>	<b>\$ 196,100</b>
<b>Storm Sewer</b>			
Storm Pipe (LF) (Avg 30")	1500	\$ 55	\$ 82,500
Storm Structures (MH and Cover)	20	\$ 1,500	\$ 30,000
		<b>Subtotal</b>	<b>\$ 112,500</b>
<b>Hardscape</b>			
Curb & Gutter (LF)	5600	\$ 12	\$ 67,200
Asphalt (SF)	94000	\$ 3	\$ 282,000
5' Sidewalks (SF)	28000	\$ 4	\$ 112,000
Street Lighting (1 per 100 lf)	60	\$ 3,000	\$ 180,000
Street Trees (1 per 30 lf)	190	\$ 500	\$ 95,000
		<b>Subtotal</b>	<b>\$ 736,200</b>
		<b>Street Subtotal</b>	<b>\$ 1,229,800</b>
Landscape Material	\$ 1,229,800	20%	\$ 245,960
		<b>Street Total</b>	<b>\$ 1,475,760</b>

### Site Demolition

Item	Quantity	Item Cost	Total Cost
Buildings	45	\$ 5,000	\$ 225,000
Acreage (Cleared & Grubbed)	14	\$ 6,000	\$ 84,000
		<b>Total</b>	<b>\$ 309,000</b>

### Pod: Parks

Item	Quantity	Item Cost	Total Cost
Park Trees	20	\$ 500	\$ 10,000
Park Sidewalk(SF)	300	\$ 5	\$ 1,350
		<b>Park Subtotal</b>	<b>\$ 11,350</b>
Landscape Material	11350	50%	\$ 5,675
		<b>Park Total</b>	<b>\$ 17,025</b>

# Appendix

**Pod:Single Family - 27 Units (25 Homes & 2 Duplexes)**

Item	Quantity	Item Cost	Total Cost
<b>Earthwork</b>			?
		<b>Subtotal</b>	?
<b>Sanitary Sewer</b>			
6" PVC Laterals	1080	\$ 20	\$ 21,600
Wyes (One Per Unit)	27	\$ 120	\$ 3,240
		<b>Subtotal</b>	<b>\$ 24,840</b>
<b>Water</b>			
Taps	27	\$ 500	\$ 13,500
Water Meter	27	\$ 500	\$ 13,500
3/4" Service Line	1080	\$ 8	\$ 8,640
		<b>Subtotal</b>	<b>\$ 35,640</b>
<b>Hardscape</b>			
Driveways (SF)	20000	\$ 3	\$ 60,000
4" Sidewalks (SF) (To street)	1650	\$ 4	\$ 6,600
Fencing (LF) - Perimeter	4100	\$ 8	\$ 32,800
Fencing (LF) - Ornamental	270	\$ 20	\$ 5,400
		<b>Subtotal</b>	<b>\$ 104,800</b>
		<b>Site Subtotal</b>	<b>\$ 165,280</b>
Landscape Material	27	\$ 3,000	\$ 81,000
		<b>Site Total</b>	<b>\$ 246,280</b>
<b>Buildings</b>			
Residential (SF)	48000	\$ 75	\$ 3,600,000
		<b>Subtotal</b>	<b>\$ 3,600,000</b>
		<b>Pod Total</b>	<b>\$ 3,846,280</b>

**Pod:Patihomes (36 Units)**

Item	Quantity	Item Cost	Total Cost
<b>Earthwork</b>			?
		<b>Subtotal</b>	?
<b>Sanitary Sewer</b>			
8" PVC Line (LF)	900	\$ 25	\$ 22,500
6" PVC Laterals (LF)	900	\$ 15	\$ 13,500
Wyes (One Per Unit)	36	\$ 120	\$ 4,320
Manholes	6	\$ 1,500	\$ 9,000
		<b>Subtotal</b>	<b>\$ 49,320</b>
<b>Water</b>			
Taps	2	\$ 500	\$ 1,000
Valve	2	\$ 300	
Water Meter	36	\$ 500	\$ 18,000
8" Service Line	900	\$ 52	\$ 46,800
3/4" Service Line (Residential)	900	\$ 3	\$ 2,700
		<b>Subtotal</b>	<b>\$ 68,500</b>
<b>Storm Sewer</b>			
Storm Pipe (LF) (Avg 30")	650	\$ 55	\$ 35,750
Storm Structures (MH and Cover)	6	\$ 1,500	\$ 9,000
Detention Facility	1	\$ 20,000	\$ 20,000
		<b>Subtotal</b>	<b>\$ 64,750</b>

# Appendix

Appendix

<b>Hardscape</b>			
Curb & Gutter (LF)	1500	\$ 12	\$ 18,000
Driveways (SF)	35000	\$ 3	\$ 105,000
4" Sidewalks (SF) (To street)	2200	\$ 4	\$ 8,800
Street Lighting	10	\$ 3,000	\$ 30,000
Fencing (LF) - Perimeter	400	\$ 8	\$ 3,200
Fencing (LF) - Ornamental	500	\$ 40	\$ 20,000
		<b>Subtotal</b>	<b>\$ 185,000</b>
		<b>Site Subtotal</b>	<b>\$ 367,570</b>
Landscape Material	36	\$ 2,500	\$ 90,000
		<b>Site Total</b>	<b>\$ 457,570</b>
<b>Buildings</b>			
Residential (SF)	72000	\$ 75	\$ 5,400,000
		<b>Subtotal</b>	<b>\$ 5,400,000</b>
		<b>Pod Total</b>	<b>\$ 5,857,570</b>

		<b>Catalyst Subtotal</b>	<b>\$ 11,505,635</b>
Architectural Fees - Residential	63	\$ 3,000	\$ 189,000
Engineering Fees	\$ 2,505,635	10%	\$ 250,564
Consultant Fees - Surveying, Enviromental, Development	\$ 2,505,635	15%	\$ 375,845
<b>Contingency</b>	\$ 11,505,635	20%	\$ 2,301,127
		<b>Catalyst Total</b>	<b>\$ 14,622,171</b>

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