TRAVERSE MOUNTAIN
ROAD IMPROVEMENTS
PRELIMINARY ENGINEER'S ESTIMATE
12/1/2011

2011 Area Plan Item	Quantity	Unit	Unit Cost	Total Cost
On-Site Road				
*** Note: Lehi City agrees to reimburse for the oversizing of any roadways greater than 56' ROW (34'Pavement)**				
Triumph				
Overlay	89,494	Square Feet	$ 1.25	$ 111,868
Road B (Traverse Mountain Blvd to SR-92 at Canal)				
Pavement (3" Asphalt over 6" Road Base)*(66' Pavement)*	1,450	Linear Feet		
Oversizing (right of way, additional Paving Section)	46,400	Square Feet	$ 10.00	$ 464,000
Overlay	95,700	Square Feet	$ 1.25	$ 119,625
Morning Glory (SR-92 to Traverse)				
Overlay	97,440	Square Feet	$ 1.25	$ 121,800
Morning Glory (Traverse to Chapel)				
Overlay	261,040	Square Feet	$ 1.25	$ 326,300
Road D (Traverse Mountain Blvd. to SR-92 on East side)				
Pavement (3" Asphalt over 6" Road Base)*(48' Pavement)*	1,680	Linear Feet		$ -
Oversizing (right of way, additional Paving Section)	23,520	Square Feet	$ 6.00	$ 141,120
Overlay	80,640	Square Feet	$ 1.25	$ 100,800
Traverse Mountain Blvd (Road D to Triumph)				
Pavement (3" Asphalt over 6" Road Base)*(48' Pavement)*	6,437	Linear Feet		$ -
Oversizing (right of way, additional Paving Section)	90,118	Square Feet	$ 6.00	$ 540,708
Overlay	308,976	Square Feet	$ 1.25	$ 386,220
Traverse Mountain Blvd (Triumph to West End of Project)				
Overlay	418,064	Square Feet	$ 1.25	$ 522,580
Fox Canyon (Above West/Central Canyon Road)				
Pavement (3" Asphalt over 6" Road Base)*(44' Pavement)*	4,881	Linear Feet		$ -
Oversizing (right of way, additional Paving Section)	48,810	Square Feet	$ 6.00	$ 292,860
Overlay	214,764	Square Feet	$ 1.25	$ 268,455
Fox Canyon Road (Traverse Mountain Blvd to Central Canyon Road)				
Pavement (3" Asphalt over 6" Road Base)*(66' Pavement)*	4,030	Linear Feet		$ -
Oversizing (right of way, additional Paving Section)	128,960	Square Feet	$ 6.00	$ 773,760
Overlay	265,980	Square Feet	$ 1.25	$ 332,475
Homestead/Greyhawk				
Overlay	153,238	Square Feet	$ 1.25	$ 191,548
Chapel Ridge				
Overlay	324,852	Square Feet	$ 1.25	$ 406,065
Cabelas				
Overlay	193,140	Square Feet	$ 1.25	$ 241,425
Adobe				
Overlay	55,100	Square Feet	$ 1.25	$ 68,875
Miscellaneous				
Signals/Round-Abouts	9	Each	$ 220,000.00	$ 1,980,000
Total Roadway Improvements for Oversizing & Overlays				**$ 7,390,483**

ROADWAY IMPACT FEE Item	Quantity	Unit	ERU	Fee/Unit	Total Cost
Residential	4,612	Units		$ 1,435.00	$ 6,618,220
Commercial Area	270	Acres	728	$ 1,435.00	$ 1,044,178
Recreational Area	81	Acres	219	$ 1,435.00	$ 314,222
Total Impact Fee					**$ 7,976,620**
Net Impact Fee					**$ 586,137**

Notes:
1. Costs include all engineering, surveying, and contingency fees.

Developer will install upsizing of roadways and will be reimbursed from Traverse Mountain Impact Fees or Certificates.

TRAVERSE MOUNTAIN
SANITARY SEWER IMPROVEMENTS
PRELIMINARY ENGINEER'S ESTIMATE
12/1/2011

2011 Area Plan

Item	Quantity	Unit	Unit Cost	Total Cost
Sanitary Sewer				
1900 So. To 300 No.Upsizing(18"Master plan to 30" Project)	9,500	Linear Feet	$ 36.00	$ 342,000
300 No. to 900 No. Upsizing (12" Master plan to 30" Project)	2,700	Linear Feet	$ 40.00	$ 108,000
1500 No. (1700 W. to Rail Road) Upsizing (10" Master to 24")	800	Linear Feet	$ 42.00	$ 33,600
1500 No. to 2100 No. (New 24" pipe)	3,650	Linear Feet	$ 60.00	$ 219,000
2100 No. (1650 W. to Frontage Rd) Upsizing (12" Master to 21")	1,600	Linear Feet	$ 26.00	$ 41,600
W. Frontage Rd (2100 N. to 2300 N) (New 21" pipe)	3,100	Linear Feet	$ 40.00	$ 124,000
New I-15 Bore (New 15" pipe)	400	Linear Feet	$ 150.00	$ 60,000
E. Frontage Rd (2300 N. to SR-92) Upsizing (8" Master to 15")	4,950	Linear Feet	$ 20.00	$ 99,000
5' Manhole (upsize)	67	Each	$ 1,200.00	$ 80,400
Total Sanitary Sewer Costs				**$ 1,107,600**

SANITARY SEWER

Item	Quantity	Unit	ERU	Impact Fee	Total Impact Fee
Residential	4,612	Units		$ 460.00	$ 2,121,520
Commercial Area	270	Acres	728	$ 460.00	$ 334,719
Recreational Area	81	Acres	219	$ 460.00	$ 100,726
Total Estimated Impact Fees					**$ 2,556,965**
Net Impact Fee					**$ 1,449,365**

Developer will install upsizing of sewer and will be reimbursed from Traverse Mountain Impact Fees or Certificates.

TRAVERSE MOUNTAIN

CULINARY WATER IMPROVEMENTS

PRELIMINARY ENGINEER'S ESTIMATE

12/1/2011

2011 Area Plan

Item	Quantity	Unit	Unit Cost	Total Cost
Culinary Water Upsizing & Improvements				
Well (1400 G.P.)	2	each	$800,000.00	$ 1,600,000
Tank (500,000 Gal)	1	each	$500,000.00	$ 500,000
12" Culinary Transmission line (upper central canyon)	3,880	Linear Feet	$30.00	$ 116,400
12" Culinary Transmission line (West Canyon)	4,984	Linear Feet	$30.00	$ 149,520
10" Culinary Transmission line (East Canyon)	1,890	Linear Feet	$28.00	$ 52,920
10" Culinary Transmission line (East Canyon to Morning Glory)	304	Linear Feet	$28.00	$ 8,512
Prv (East Canyon to Morning Glory)	1	each	$80,000.00	$ 80,000
Replace pumps in Exist. Pump Stations	1	each	$80,000.00	$ 80,000
Total Water Improvements				**$2,587,352**

Item	Quantity	Unit	ERU	Impact Fee	Total Impact Fee
Residential	4,612	Units		$ 1,200.00	$ 5,534,400
Commercial Area	270	Acres	728	$ 1,200.00	$ 873,180
Recreational Area	81	Acres	219	$ 1,200.00	$ 262,764
Total Estimated Impact Fees					**$ 6,670,344**
Net Impact Fee					**$4,082,992**

1. Costs include all engineering, surveying, and contingency fees.
2. Funding for improvement costs will be by the developer with the city providing impact fee certificates equivalent to the supply, storage, transmission and over sizing cost. If bonding is available, certificates may not be used.

Developer will install upsizing of Culinary water and will be reimbursed from Traverse Mountain Impact Fees or Certificates.

TRAVERSE MOUNTAIN
PRESSURE IRRIGATION IMPROVEMENTS
PRELIMINARY ENGINEER'S ESTIMATE
12/1/2011

2011 Area Plan

Item	Quantity	Unit	Unit Cost	Total Cost
Water Upsizing & Improvements				
Reservoir - (Vialetto)	5	Acre-feet	$90,000.00	$ 450,000
Reservoir - (West Canyon)	5	Acre-feet	$90,000.00	$ 450,000
Reservoir (Flight Park)	10	Acre-feet	$90,000.00	$ 900,000
Booster Pump Station (Murdock Canal to Oak Hollow) (Triumph Reservoir)	1	Each	$250,000.00	$ 250,000
Upgrade Booster Pump in Exist. Facility (Oak Hollow) (Triumph Reservoir)	1	Each	$80,000.00	$ 80,000
Transmission line (Murdock Canal pipe to Oak Hollow) (Triumph Reservoir)	2,430.0	Linear feet	$30.00	$ 72,900
10" Pressure Irrigation Transmission line (upper central canyon)	3,880	Linear Feet	$30.00	$ 116,400
10" Pressure Irrigation Transmission line (West Canyon)	4,984	Linear Feet	$30.00	$ 149,520
10" Pressure Irrigation Transmission line (East Canyon)	1,890	Linear Feet	$30.00	$ 56,700
10" Pressure Irrigation Transmission line (East Canyon to Morning Glory)	304	Linear Feet	$25.00	$ 7,600
12" Pressure Irrigation Transmission line (Murdock Canal to Pilgrims Reservoir)	500	Linear Feet	$25.00	$ 12,500
Connector at Traverse Mtn. Blvd. to Murdock Canal & P.I. Reservoir	1	Lump	$90,000.00	$ 90,000
Boring (Railroad)	150	Linear Feet	$432.00	$ 64,800
Booster Pump Station @ Pilgrims Landing Reservoir	1	Each	$250,000.00	$ 250,000
Boring under Railroad	150	Linear Feet	$432.00	$ 64,800
16" Pressure Irrigation Transmission line (Pilgrims Landing Reservoir)	3,700	Linear Feet	$36.00	$ 133,200
Total Water Improvements				**$3,148,420**

Item	Quantity	Unit	Impact Fee	Total Impact Fee
Residential	4,256	Units	$ 1,067.50	$ 4,543,280
Commercial Area	54	Acres	$ 5,338.00	$ 287,718
Recreational Area	81	Acres	$ 5,338.00	$ 432,912
Total Estimated Impact Fees				**$ 5,263,910**
Net Impact Fee				**$2,115,490**

1. Costs include all engineering, surveying, and contingency fees.
2. Funding for improvement costs will be by the developer with the city providing impact fee certificates equivalent to the supply, storage, transmission and over sizing cost. If bonding is available, certificates may not be used.

Developer will install upsizing of Pressure Irrigation and will be reimbursed from Traverse Mountain Impact Fees or Certificates.

2011 Area Plan

Item	Units or Sq. Ft	Peak per Unit or Sq. Ft. (kW)	Coincident Peak (kW)		Impact Fee	Impact Fee per unit/sq.ft.
Residential (units)	5,812	2.83273	16,464	$	3,736,470	$643
Churches (units)	5	49	245	$	55,603	$11,121
Hotel (sq.ft.)	220,500	0.0068	1,500	$	340,425	$1.54
Resturants (units)	5	55	271	$	61,579	$12,316
Office (units)	6	248	1,487	$	337,429	$56,238
Commercial	800,000	0.00795	6,360	$	1,443,402	$1.80
			26,327	$	5,974,908	

Office foot print per unit 27,800 sq.ft., 3 levels building

Estimated Coincident Loads

The peak electrical load was estimated using a combination of methodologies which include:

1. Summations of estimted specific component loads per gross sq.ft. of development by load type
2. Prorated estimates of total building/facility load based on actual loads and/or connected transformers for similar builidng/facility loads along the Wasatch Front.
3. Detailed residential load estimates based on previous load measurements and detailed engineering studies of residential loads for newly constructed dwelling units along the Wasatch Front.
4. Peak load estimates for the hotel were prorated from similar loads.

Produced by Dennis Wilkinson Comlink 11/11

2011 Area Plan

Items	
Impact Fees	
Park Impact Fees collected to date	$ 1,761,552.00
Proposed Park Imp Fees	$ 10,865,030.00
Total Impact Fees	$ 12,626,582.00
Less West Canyon Fee	$ 1,440,030.00
Total Impact Fees less West Canyon	$ 11,186,552.00
Public Park Improvement Costs	
Park Costs less West Canyon & Eagle Summit	$ 4,452,065.70
Eagle Summit Park Estimate	$ 1,100,000.00
Total Public Park Improvement Costs	$5,552,065.70
Total Impact Fees less West Canyon	$ 11,186,552.00
Total Public Park Improvement Costs Less West Canyon F2 5 ac Park	$5,552,065.70
Surplus of Park Impact Fees	$ 5,634,486.30

Proposed Imp Fees		Impact Fee	Number of Units	Totals
11.29.11	Detached	$ 2,600.00	1993	$ 5,181,800.00
11.29.11	Attached	$ 2,170.00	2,619	$ 5,683,230.00
			4612	$ 10,865,030.00
		Existing Permitted	1200	
		Units @ Bld Out	5812	
		Blended Imp Fee		
	Detached	$ 2,355.82	2300	$ 5,418,380.10
	Attached	$ 2,355.82	2312	$ 5,446,649.90
			4612	$ 10,865,030.00

See attached proposed Public Park Improvement Costs detailing the cost of each proposed public park

Exhibit 2

11.29.11

	Existing	*Existing to be Permittted*	*Existing to be Permittted*	
Detached 1200 units		Detached	Attached	
$	1,761,552.00	$ 2,600.00	$ 2,170.00	
	1200	234	466	
$	1,467.96	$ 608,400.00	$ 1,011,220.00	$ 1,619,620.00
Future to be Permitted		*Future to be Permitted*		
	Detached	Attached		
	3193	2619	5812	
	1434	466		
	1759	2153		
	2600	2170		*total less fees to date*
$	4,573,400.00	$ 4,672,010.00	$ 9,245,410.00	$ 10,865,030.00

	Detached Fee	Attached Fee	Fees/Units	Imp. Fee for AP
$	6,943,352.00	$ 5,683,230.00	$ 12,626,582.00	$ 9,245,410.00
	3193	2619	5752	5812
$	2,174.55	$ 2,170.00	$ 2,195.22	$ 1,590.75

Number of Units to fund all public parks less the costs of Eagle Summit Park

2154

Impact Fee Avg Used

$	2,355.82	future park fees divided by 5812 less 1200 ext units = 4612
$	5,074,110.68	Costs of public imp less Eagle Summit Park
$	1,100,000.00	Eagle Summit Park
$	6,174,110.68	Total Park Costs

	Detached		Attached	Fees to be collected	Units less 1200 Existing		
$	5,181,800.00	$	5,683,230.00	$ 10,865,030.00	4612	$	2,355.82
			Collected to date	$ 1,761,552.00	1200 Existing Units		
			Total Imp Fees	$ 12,626,582.00		$	2,355.82
			Costs E.S Park	$ 1,100,000.00			
			Remainder of Fee	$ 11,526,582.00			
			Less West Can Fees	$ 1,440,030.00			
			Fees less West Canyon	$ 10,086,552.00			
			Park Costs doesn't incl E.S. Pk	$ 5,074,110.68			
			Less West Canyon Park Costs	$ 622,044.98			
			Park Costs less West Canyon	$ 4,452,065.70			
			Fees less West Canyon	$ 10,086,552.00			
			Park Costs less West Canyon	$ 4,452,065.70			
			Surplus Fees w/out West Canyon	$ 5,634,486.30			

Exhibit 2

Traverse Mountain Bl West

9.6 acre park

Costs	Imp Fee	Units	Unit Trigger
$ 2,016,354.40	$ 2,355.82	856	856
Crest Haven Apt		344	
		512	

4 way stop

1.7 acre park			856
$ 226,151.06	$ 2,355.82	96	96
			952
Perry Homes			
A - 2 ac			952
$ 184,691.94	$ 2,355.82	78	78
B - 3ac			1030
$ 253,766.90	$ 2,355.82	108	108
$ 438,458.84		186	1138

Reference Canyon Districts next page

Trails

Trailhead East			
$ 8,539.00	$ 2,355.82	4	will be constructed with Riverbend construction in the same area
Trailhead West			
$ 123,076.00	$ 2,355.82	52	will be constructed with Central Canyon construction in the same area
$ 131,615.00		56	

Bonneville East			
$ 42,240.00	$ 2,355.82	18	will be constructed with Riverbend construction in the same area
Bonneville West			
$ 71,800.00	$ 2,355.82	30	will be constructed with Central Canyon construction in the same area
$ 114,040.00		48	

Exhibit 2

East Canyon	*Imp Fee*	*Units*	*Unit Trigger*
D6 - 13 ac			1138
$ 1,005,403.46	$ 2,355.82	427	427
		427	1565
Central Canyon			
F1 - 3ac			1565
$ 352,227.00	$ 2,355.82	150	150
K2 - 2 ac			1714
$ 167,815.94	$ 2,355.82	71	71
$ 520,042.94		221	1786
West Canyon			
F2 - 5 ac			1786
$ 622,044.98	$ 2,355.82	264	264
		264	2050

EAST CANY

PARK NAME

D6 Public

13 Acres

Amenities	DESCRIPTION	PRICE		QTY	ITEM TOTAL
Design Fees		$60,000.00	LUMP	1	$60,000.00
Soccer Field		$400.00	PER EACH	2	$800.00
Tennis Court ***		$100,000.00	PER EACH	3	$300,000.00
Basketball Court (Full Court) ***	includes concrete pad, striping, and standard	$35,000.00	PER EACH	1	$35,000.00
Basketball Court (1/2 Court) ***	includes concrete pad, striping, and standard	$17,500.00	PER EACH	1	$17,500.00
Picnic Table ***		$3,500.00	PER EACH	10	$35,000.00
Trash Receptacle*		$400.00	PER EACH	12	$4,800.00
Drinking Fountain ***	free standing	$3,500.00	PER EACH	3	$10,500.00
Bike Rack ***		$1,500.00	PER EACH	4	$6,000.00
Asphalt Parking Lot (40 Stalls) ***	asphalt surface, striping	$3.00	PER SQ FT	13,026	$39,078.00
Curb and Gutter **		$11.00	PER LIN FT	467	$5,137.00
Pet Comfort Station *		$400.00	PER EACH	3	$1,200.00
Restroom ***		$220,000.00	PER EACH	1	$220,000.00
Playground (large) *	includes mowedge, softfall surface and structure	$80,000.00	PER EACH	1	$80,000.00
Playground (small) *	includes mowedge, softfall surface and structure	$20,000.00	PER EACH	1	$20,000.00
Jogging Path ***	8' wide asphalt	$40.00	PER LIN FT	1,926	$77,040.00
Pavillion (small) *		$20,000.00	PER EACH	2	$40,000.00
Softscape (lawn)	softscape square footages consist of 85% lawn, 15% planter ratio. includes installed sod @ $0.38 per sq. ft., fine leveling @ $0.08 per sq. ft.	$0.46	PER SQ FT	318,251	$146,395.46
Imported topsoil (lawn) **	4" depth	$19.50	PER CU YD	2,946	$57,447.00
Softscape (planter)	softscape square footages consist of 85% lawn, 15% planter ratio. 3" shredded bark mulch	$55.00	PER CU YD	520	$28,600.00
Imported topsoil (planter) **	8" depth	$19.50	PER CU YD	1,385	$27,007.50
Deciduous Trees **	1 1/2" Caliper (20 deciduous trees per acre)	$285.00	PER EACH	182	$51,870.00
Evergreen Trees **	7'-8' height(10 evergreen trees per acre)	$330.00	PER EACH	91	$30,030.00
Shrubs **	5 gallon(50 shrubs per acre)	$34.00	PER EACH	455	$15,470.00
Irrigation **	Rainbird 5500 heads or equivalent in lawn areas, drip in planter areas	$0.50	PER SQ FT	374,413	$187,206.50
Benches ***		$1,500.00	PER EACH	12	$18,000.00
Recreation Center		$0.00	PER EACH	1	$0.00

PARK TOTAL: $1,005,403.46

CENTRAL C[illegible]ON

PARK NAME

H Public

3 Acres

Amenities:	DESCRIPTION	PRICE	QTY	ITEM TOTAL
Design Fees		$6,000.00 LUMP	1	$6,000.00
Asphalt Parking Lot ** (20 stalls)	asphalt surface, striping	$3.00 PER SQ FT	7,107	$21,321.00
Picnic Table ***		$3,500.00 PER EACH	6	$21,000.00
Trash Receptacle *		$400.00 PER EACH	2	$800.00
Drinking Fountain***	free standing	PER EACH	1	$0.00
Bike Rack***		$1,500.00 PER EACH	2	$3,000.00
Pet Comfort Station *		$400.00 PER EACH	1	$400.00
Pavillion (small) *		$20,000.00 PER EACH	1	$20,000.00
Softscape (lawn) **	softscape square footages consist of 85% lawn, 15% planter ratio. includes installed sod @ $0.38 per sq. ft., fine leveling @ $0.08 per sq. ft.	$0.46 PER SQ FT	98,400	$45,264.00
Imported topsoil (lawn) **	4" depth	$19.50 PER CU YD	1,093	$21,313.50
Softscape (planter) **	softscape square footages consist of 85% lawn, 15% planter ratio. 3" shredded bark mulch	$55.00 PER CU YD	160	$8,800.00
Imported topsoil (planter) **	8" depth	$19.50 PER CU YD	428	$8,346.00
Deciduous Trees **	1 1/2" Caliper (20 deciduous trees per acre)	$285.00 PER EACH	60	$17,100.00
Evergreen Trees **	7'-8' height(10 evergreen trees per acre)	$330.00 PER EACH	30	$9,900.00
Shrubs **	5 gallon(50 shrubs per acre)	$34.00 PER EACH	150	$5,100.00
Irrigation **	Rainbird 5500 heads or equivalent in lawn areas, drip in planter areas	$0.50 LUMP	115,765	$57,882.50
Benches ***		$1,500.00 PER EACH	4	$6,000.00
Restroom ***	1/2 size of city standard	$100,000.00 PER EACH	1	$100,000.00
			PARK TOTAL:	$352,227.00

KZ Public

2 Acres

Amenities:	DESCRIPTION	PRICE	QTY	ITEM TOTAL
Design Fees		$5,000.00 LUMP	1	$5,000.00
Benches ***		$1,500.00 PER EACH	2	$3,000.00
Picnic Table ***		$3,500.00 PER EACH	2	$7,000.00
Trash Receptacle *		$400.00 PER EACH	1	$400.00
Drinking Fountain ***	free standing	$3,500.00 PER EACH	1	$3,500.00
Bike Rack ***		$1,500.00 PER EACH	1	$1,500.00
Playground (small) *	includes mowedge, softfall surface and structure	$20,000.00 PER EACH	1	$20,000.00
Softscape (lawn) **	softscape square footages consist of 85% lawn, 15% planter ratio. includes installed sod @ $0.38 per sq. ft., fine leveling @ $0.08 per sq. ft.	$0.46 PER SQ FT	73,364	$33,747.44
Imported topsoil (lawn) **	4" depth	$19.50 PER CU YD	815	$15,892.50
Softscape (planter) **	softscape square footages consist of 85% lawn, 15% planter ratio. 3" shredded bark mulch	$55.00 PER CU YD	120	$6,600.00
Imported topsoil (planter) **	8" depth	$19.50 PER CU YD	319	$6,220.50
Deciduous Trees **	1 1/2" Caliper (20 deciduous trees per acre)	$285.00 PER EACH	40	$11,400.00
Evergreen Trees **	7'-8' height(10 evergreen trees per acre)	$330.00 PER EACH	20	$6,600.00
Shrubs **	5 gallon(50 shrubs per acre)	$34.00 PER EACH	100	$3,400.00
Irrigation **	Rainbird 5500 heads or equivalent in lawn areas, drip in planter areas	$0.50 LUMP	86,311	$43,155.50
Pet Comfort Station		$400.00 PER EACH	1	$400.00
			PARK TOTAL:	$167,815.94

WEST CANY

PARK NAME

F2 Public

5 Acres

Amenities:	DESCRIPTION	PRICE	QTY	ITEM TOTAL
Design Fees		$11,000.00 LUMP	1	$11,000.00
Basketball Court (1/2 Court) ***	includes concrete pad, striping, and standard	$17,500.00 PER EACH	1	$17,500.00
Tennis Court ***		$100,000.00 PER EACH	1	$100,000.00
Pet Comfort Station *		$400.00 PER EACH	2	$800.00
Picnic Table ***		$3,500.00 PER EACH	7	$24,500.00
Trash Receptacle		$400.00 PER EACH	4	$1,600.00
Drinking Fountain ***	free standing	$3,500.00 PER EACH	2	$7,000.00
Bike Rack ***		$1,500.00 PER EACH	2	$3,000.00
Playground (small) *		$20,000.00 PER EACH	1	$20,000.00
Pavillion (small) *	includes mowedge, softfall surface and structure	$20,000.00 PER EACH	1	$20,000.00
Softscape (lawn) **	softscape square footages consist of 85% lawn, 15% planter ratio.	$0.46 PER SQ FT	180,988	$83,254.48
Imported topsoil (lawn) **	4" depth	$19.50 PER CU YD	1,809	$35,275.50
Softscape (planter) **	softscape square footages consist of 85% lawn, 15% planter ratio.	$55.00 PER CU YD	296	$16,280.00
Imported topsoil (planter) **	8" depth	$19.50 PER CU YD	737	$14,371.50
Deciduous Trees **	1 1/2" Caliper (20 deciduous trees per acre)	$285.00 PER EACH	100	$28,500.00
Evergreen Trees **	7-8' height(10 evergreen trees per acre)	$330.00 PER EACH	50	$16,500.00
Shrubs **	5 gallon(50 shrubs per acre)	$34.00 PER EACH	250	$8,500.00
Irrigation **	Rainbird 5500 heads or equivalent in lawn areas, drip in planter areas	$0.50 PER SQ FT	212,927	$106,463.50
Benches ***		$1,500.00 PER EACH	5	$7,500.00
Restroom ***	1/2 size of city standard	$100,000.00 PER EACH	1	$100,000.00

PARK TOTAL: $622,044.98

A Public
7 Acres

Amenities:	DESCRIPTION	PRICE	QTY	ITEM TOTAL
Design Fees		$5,000.00 LUMP	1	$5,000.00
Basketball Court (1/2 Court) ***	*includes concrete pad, striping, and standard*	$17,500.00 PER EACH	1	$17,500.00
Benches ***		$1,500.00 PER EACH	2	$3,000.00
Picnic Table ***		$3,500.00 PER EACH	2	$7,000.00
Trash Receptacle *		$400.00 PER EACH	1	$400.00
Drinking Fountain ***	*free standing*	$3,500.00 PER EACH	1	$3,500.00
Bike Rack ***		$1,500.00 PER EACH	1	$1,500.00
Playground (small) *	*includes mowedge, softfall surface and structure*	$20,000.00 PER EACH	1	$20,000.00
Pet Comfort Station *		$400.00 PER EACH	1	$400.00
Softscape (lawn) **	*softscape square footages consist of 85% lawn, 15% planter ratio.* *includes installed sod @ $0.38 per sq. ft., fine leveling @ $0.08 per sq. ft.*	$0.46 PER SQ FT	73,364	$33,747.44
Imported topsoil (lawn) **	*4" depth*	$19.50 PER CU YD	815	$15,892.50
Softscape (planter) **	*softscape square footages consist of 85% lawn, 15% planter ratio.* *3" shredded bark mulch*	$55.00 PER CU YD	120	$6,600.00
Imported topsoil (planter) **	*8" depth*	$19.50 PER CU YD	287	$5,596.50
Deciduous Trees **	*1 1/2" Caliper (20 deciduous trees per acre)*	$285.00 PER EACH	40	$11,400.00
Evergreen Trees **	*7-8' height(10 evergreen trees per acre)*	$330.00 PER EACH	20	$6,600.00
Shrubs **	*5 gallon(50 shrubs per acre)*	$34.00 PER EACH	100	$3,400.00
Irrigation **	*Rainbird 5500 heads or equivalent in lawn areas, drip in planter areas*	$0.50 LUMP	86,311	$43,155.50
			PARK TOTAL:	$184,691.94

B Public
9 Acres

Amenities:	DESCRIPTION	PRICE	QTY	ITEM TOTAL
Design Fees		$6,000.00 LUMP	1	$6,000.00
Basketball Court (1/2 Court) ***	*includes concrete pad, striping, and standard*	$17,500.00 PER EACH	1	$17,500.00
Picnic Table ***		$3,500.00 PER EACH	3	$10,500.00
Trash Receptacle *		$400.00 PER EACH	2	$800.00
Drinking Fountain ***	*free standing*	$3,500.00 PER EACH	1	$3,500.00
Bike Rack ***		$1,500.00 PER EACH	1	$1,500.00
Playground (small) *	*includes mowedge, softfall surface and structure*	$20,000.00 PER EACH	1	$20,000.00
Pet Comfort Station *		$400.00 PER EACH	1	$400.00
Softscape (lawn) **	*softscape square footages consist of 85% lawn, 15% planter ratio.* *includes installed sod @ $0.38 per sq. ft., fine leveling @ $0.08 per sq. ft.*	$0.46 PER SQ FT	109,115	$50,192.90
Imported topsoil (lawn) **	*4" depth*	$19.50 PER CU YD	1,212	$23,634.00
Softscape (planter) **	*softscape square footages consist of 85% lawn, 15% planter ratio.* *3" shredded bark mulch*	$55.00 PER CU YD	178	$9,790.00
Imported topsoil (planter) **	*8" depth*	$19.50 PER CU YD	470	$9,165.00
Deciduous Trees **	*1 1/2" Caliper (20 deciduous trees per acre)*	$285.00 PER EACH	60	$17,100.00
Evergreen Trees **	*7-8' height(10 evergreen trees per acre)*	$330.00 PER EACH	30	$9,900.00
Shrubs **	*5 gallon(50 shrubs per acre)*	$34.00 PER EACH	150	$5,100.00
Irrigation **	*Rainbird 5500 heads or equivalent in lawn areas, drip in planter areas*	$0.50 PER SQ FT	128,370	$64,185.00
Benches ***		$1,500.00 PER EACH	3	$4,500.00
			PARK TOTAL:	$253,766.90

EXISTING C MUNITY PROPOSED PARK IMPROVEMENTS

PARK NAME

West End of TM BI

9.6 Acres

Public

Amenities:	DESCRIPTION	PRICE	QTY	ITEM TOTAL
Design Fees		$60,000.00 LUMP	1	$60,000.00
Baseball Fields ***	includes bleachers, dugout, and backstop	$80,000.00 PER EACH	3	$240,000.00
Basketball Court (1/2 Court) ***	includes concrete pad, striping, and standard	$17,500.00 PER EACH	1	$17,500.00
Picnic Table ***		$3,500.00 PER EACH	6	$21,000.00
Trash Receptacle *		$400.00 PER EACH	6	$2,400.00
Drinking Fountain ***	free standing	$3,500.00 PER EACH	2	$7,000.00
Bike Rack ***		$1,500.00 PER EACH	4	$6,000.00
Asphalt Parking Lot ** (60 stalls)	asphalt surface, striping	$3.00 PER SQ FT	21,414	$64,242.00
Curb and Gutter **		$11.00 PER LIN FT	790	$8,690.00
Benches ***		$1,500.00 PER EACH	6	$9,000.00
Restroom ***		$220,000.00 PER EACH	1	$220,000.00
Playground (large) *	includes mowedge, softfall surface and structure	$80,000.00 PER EACH	1	$80,000.00
Playground (small) *	includes mowedge, softfall surface and structure	$20,000.00 PER EACH	1	$20,000.00
Jogging Path ***	8' wide asphalt	$40.00 PER LIN FT	2,302	$92,080.00
Pavillion (small) *		$20,000.00 PER EACH	1	$20,000.00
Softscape (lawn) **	softscape square footages consist of 85% lawn, 15% planter ratio, includes installed sod @ $0.38 per sq. ft., fine leveling @ $0.08 per sq. ft.	$0.46 PER SQ FT	315,715	$145,228.90
Imported topsoil (lawn) **	4" depth	$19.50 PER CU YD	3,508	$68,406.00
Softscape (planter) **	softscape square footages consist of 85% lawn, 15% planter ratio, 3" shredded bark mulch	$55.00 PER CU YD	516	$28,380.00
Imported topsoil (planter) **	8" depth	$19.50 PER CU YD	1,374	$26,793.00
Deciduous Trees **	1 1/2" Caliper (20 deciduous trees per acre)	$285.00 PER EACH	192	$54,720.00
Evergreen Trees **	7'-8' height(10 evergreen trees per acre)	$330.00 PER EACH	96	$31,680.00
Shrubs **	5 gallon(50 shrubs per acre)	$34.00 PER EACH	480	$16,320.00
Irrigation **	Rainbird 5500 heads or equivalent in lawn areas, drip in planter areas	$0.50 LUMP	371,429	$185,714.50
Pet Comfort Station **		$400.00 PER EACH	3	$1,200.00
			PARK TOTAL:	$2,016,354.40
MWB estimates for infrastructure, half width improvement of TM BI, and grading (cost est plus 20% contingency)		1 LUMP	590,000	$590,000.00

4 Way Stop

1.7 Acres

Public

Amenities:	DESCRIPTION	PRICE	QTY	ITEM TOTAL
Design Fees		$5,000.00 LUMP	1	$5,000.00
Basketball Court (1/2 Court) ***	*includes concrete pad, striping, and standard*	$17,500.00 PER EACH	1	$17,500.00
Picnic Table ***		$3,500.00 PER EACH	2	$7,000.00
Trash Receptacle *		$400.00 PER EACH	2	$800.00
Drinking Fountain ***	*free standing*	$3,500.00 PER EACH	1	$3,500.00
Bike Rack ***		$1,500.00 PER EACH	1	$1,500.00
Playground (small) *	*includes mowedge, softfall surface and structure*	$20,000.00 PER EACH	1	$20,000.00
Jogging Path ***	*8'-wide asphalt*	$40.00 PER LF	1,449	$57,960.00
Pavillion (small) *		$20,000.00 PER EACH	1	$20,000.00
Softscape (lawn) **	*softscape square footages consist of 85% lawn, 15% planter ratio.* *includes installed sod @ $0.38 per sq. ft., fine leveling @ $0.08 per sq. ft.*	$0.46 PER SQ FT	50,911	$23,419.06
Imported topsoil (lawn)	*4" depth*	$19.50 PER CU YD	566	$11,037.00
Softscape (planter) **	*softscape square footages consist of 85% lawn, 15% planter ratio.* *3" shredded bark mulch*	$55.00 PER CU YD	54	$2,970.00
Imported topsoil (planter) **	*8" depth*	$19.50 PER CU YD	145	$2,827.50
Deciduous Trees **	*1 1/2" Caliper (20 deciduous trees per acre)*	$285.00 PER EACH	34	$9,690.00
Evergreen Trees **	*7'-8' height(10 evergreen trees per acre)*	$330.00 PER EACH	17	$5,610.00
Shrubs **	*5 gallon(50 shrubs per acre)*	$34.00 PER EACH	85	$2,890.00
Irrigation **	*Rainbird 5500 heads or equivalent in lawn areas, drip in planter areas*	$0.50 LUMP	59,895	$29,947.50
Benches ***		$1,500.00 PER EACH	3	$4,500.00
Pet Comfort Station *		$400.00 PER EACH	1	$400.00
			PARK TOTAL:	**$226,151.06**

TRAILHEAD PARKS

PARK NAME

East Trailhead Park

Amenities	DESCRIPTION	PRICE	QTY	ITEM TOTAL
Design Fees		$500.00 LUMP	1	$500.00
Asphalt Parking Lot ** (10 stalls)	asphalt surface, striping	$3.00 PER SQ FT	2,368	$7,104.00
Boulder Bollards **	3'-4' diameter, average source	$55.00 PER EACH	6	$330.00
Softscape (planter) **	3" shredded bark mulch	$55.00 PER SQ FT	11	$605.00
Deciduous Trees **	1 1/2" Caliper	$285.00 PER EACH	3	$285.00
Evergreen Trees **	7'-8' height	$330.00 PER EACH	1	$330.00
Timber Fence		$15.00 PER LF	150	$2,250.00
Irrigation **	drip only	$0.50 PER SQ FT	1200	$600.00
			PARK TOTAL:	$8,539.00

West Trailhead Park

Amenities	DESCRIPTION	PRICE	QTY	ITEM TOTAL
Design Fees		$600.00 LUMP	1	$600.00
Asphalt Parking Lot ** (20 stalls)	asphalt surface, striping	$3.00 PER SQ FT	7,107	$21,321.00
Restroom ***	1/2 size of city standard	$100,000.00 PER EACH	1	$100,000.00
Boulder Bollards **	3'-4' diameter, average source	$55.00 PER EACH	6	$330.00
Softscape (planter) **	3" shredded bark mulch	$55.00 PER CU YD	15	$825.00
Deciduous Trees **	1 1/2" Caliper	$285.00 PER EACH	3	$285.00
Evergreen Trees **	7'-8' height	$330.00 PER EACH	4	$330.00
Timber Fence		$15.00 PER LF	200	$3,000.00
Irrigation **	drip only	$0.50 PER SQ FT	1600	$800.00
			PARK TOTAL:	$123,076.00

BONNEVILLE SHORELINE TRAIL IMPROVEMENTS

East Portion

Segment Length
2 Miles

Amenities	DESCRIPTION	PRICE	QTY	ITEM TOTAL
Asphalt Trail ***	8' wide	$40.00 PER LF	1,056	$42,240.00
			SEGMENT TOTAL:	$42,240.00

West Portion

Segment Length
3 Miles

Amenities	DESCRIPTION	PRICE	QTY	ITEM TOTAL
Asphalt Trail ***	8' wide	$40.00 PER LF	1,795	$71,800.00
			SEGMENT TOTAL:	$71,800.00

PARK EVALUATION TOTAL: $5,074,110.68

Proposed Park Imp Fees	$	65,030.00
Imp Fees to date	$	1,761,552.00
Total Park Imp Fees	$	12,626,582.00
Less Eagle Summit Park	$	1,100,000.00
Remainder Park Imp Fees	$	11,526,582.00
Less West Canyon Fee	$	1,440,030.00
Fees less West Can	$	10,086,552.00
Park Cost not including E. S	$	5,074,110.68
Less West Canyon F2 Park Costs	$	622,044.98
Park Cost less West Canyon	$	4,452,065.70
Fees less West Canyon	$	10,086,552.00
Park Cost less West Canyon	$	4,452,065.70
Surplus Fees w/out West Canyon	$	5,634,486.30

* Cost Estimate Provided by: Big T Recreation - Taft Egan - (801)572-0782

** Cost Estimate Provided by: Brätt Landscaping - Perry Brätt - (801)602-9997

*** Cost Estimate Provided by: Lehi City Parks Department - Todd Munger - (801)768-7102

Note: Not included in estimate: Civil, Structural, and Electrical Engineering, Site Grading, other items TBD.
Note: This is NOT A BID and should be used for budgeting purposes only. All prices are installed costs.

Proposed Imp Fees		Impact Fee	Number of Units		Totals
11.22.11	Detached	$ 2,600.00	1993	$	5,181,800.00
11.22.11	Attached	$ 2,170.00	2619	$	5,683,230.00
			4612	$	10,865,030.00
		Est Permitted	1200		
		Units @ Bld Out	5812		

		Blended Imp Fee			
	Detached	$ 2,355.82	1993	$	4,695,144.14
	Attached	$ 2,355.82	2619	$	6,169,885.86
			4612	$	10,865,030.00