



REVISIONS	BY

**THE RIDGE  
PHASE 1**  
MAHOAGANY RIDGE  
PROPERTIES LLC

**PLAN  
OVERVIEW**

**SISUL ENGINEERING**  
158 E. MAIN STREET  
JOHN DAY, OREGON  
(541) 575-3777

DATE	NOV 2021
SCALE	NOTED
DRAWN	XX
JOB	XX
SHEET	<b>1</b>
OF 1 SHEETS	

**Engineer's Estimate**  
**"The Ridge -Phase 1" Improvements**  
**Rough Construction Cost**

2/22/2022

**Description of Improvements:** This includes the expansion of streets and utilities for The Ridge, to develop approximately 18.3 Acres - 10 multi family and single family residential lots. Previous development in the areas has stubs for the sewer and water property. Power and Fiber-optics are located overhead at HWY 26 and will be provided under ground along the streets. The property is on a hillside and roads be graded to minimize impact and balance the cut/fills as much as possible. As part of the road construction all the utilities (sewer, water, storm and private utilities) will be installed prior to construction of the pavement. A roadside ditch and cross-road culverts will divert runoff way from future structures and into the existing drainages. The existing drainages are very seasonal, only high rainfall or snow melt create flow in these drainages, for a limited amount of time. The drainage eventually connect to a culvert system on HWY 26.

Typical Section	Length
25 ft. wide Paved Section	2500 ft
3 in. of HMAC over	
4 in. of 3/4"-0" Crushed Rock Base over	
8 in. of 2"-0 Crushed Base Rock	

Description	QUAN.	UNIT	UNIT PRICE	TOTAL PRICE
<b>General</b>				
Mobilization (7.5%)	1	LS	\$ 81,495.38	\$ 81,495.38
Temp Traffic Control	1	LS	\$ 12,000.00	\$ 12,000.00
Erosion, Sediment & Pollution Control	1	LS	\$ 25,000.00	\$ 25,000.00
Clearing/Striping	1	LS	\$ 20,000.00	\$ 20,000.00
<b>Street</b>				
Grading- Embankment	12000	CY	\$ 24.00	\$ 288,000.00
Sawcut AC	70	LF	\$ 3.00	\$ 210.00
HMAC	1200	Ton	\$ 135.00	\$ 162,000.00
2"-0" C.R. Road Base	1820	CY	\$ 37.00	\$ 67,340.00
3/4"-0" Base Rock	410	CY	\$ 42.00	\$ 17,220.00
<b>Waterlines</b>				
8" C-900	2230	LF	\$ 65.00	\$ 144,950.00
6" D.I.	80	LF	\$ 70.00	\$ 5,600.00
8" x 8" Tees	1	EA.	\$ 700.00	\$ 700.00
8" x 6" Tees	4	EA.	\$ 750.00	\$ 3,000.00
8" Bend	12	EA.	\$ 500.00	\$ 6,000.00
8" Gate Valves	4	EA.	\$ 1,000.00	\$ 4,000.00
6" Gate Valves	4	EA.	\$ 750.00	\$ 3,000.00
Fire Hydrant	4	EA.	\$ 4,750.00	\$ 19,000.00
End Line Blowoff	1	EA.	\$ 1,500.00	\$ 1,500.00
Service Meter & Tap	10	EA.	\$ 750.00	\$ 7,500.00
<b>Sanitary</b>				
8" 3034 PVC	1077	LF	\$ 55.00	\$ 59,235.00
48" Manhole	5	EA	\$ 4,500.00	\$ 22,500.00
Service	10	EA	\$ 750.00	\$ 7,500.00
Service Line	1425	LF	\$ 40.00	\$ 57,000.00
<b>Storm Drain</b>				
Oversize Field Inlet	1	EA	\$ 4,500.00	\$ 4,500.00
Storm M.H.	1	EA.	\$ 6,750.00	\$ 6,750.00
36" HDPE	170	LF	\$ 145.00	\$ 24,650.00
12" Culvert	120	LF	\$ 60.00	\$ 7,200.00
<b>Misc. Utilities (Power, Fiber-optics) in Common Trench</b>				
Fiber Optics Vaults	12	EA	\$ 2,500.00	\$ 30,000.00
Power Transformer/ Vault	12	EA	\$ 7,500.00	\$ 90,000.00
3" Conduit	2250	LF	\$ 12.00	\$ 27,000.00
2" Conduit	2250	LF	\$ 9.00	\$ 20,250.00
<b>Construction Total</b>				<b>\$ 1,225,100.38</b>