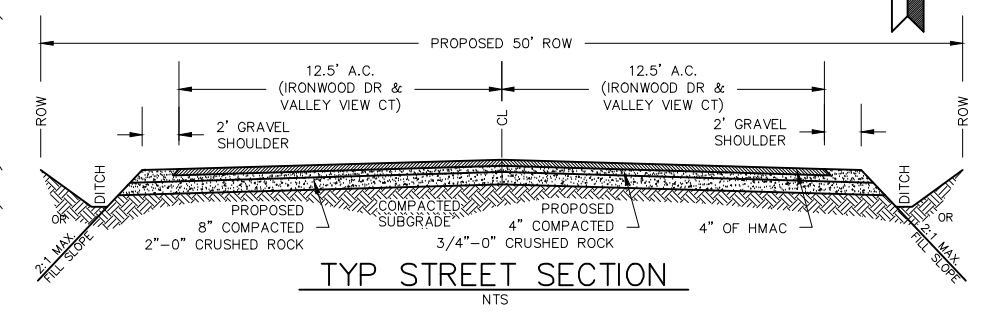
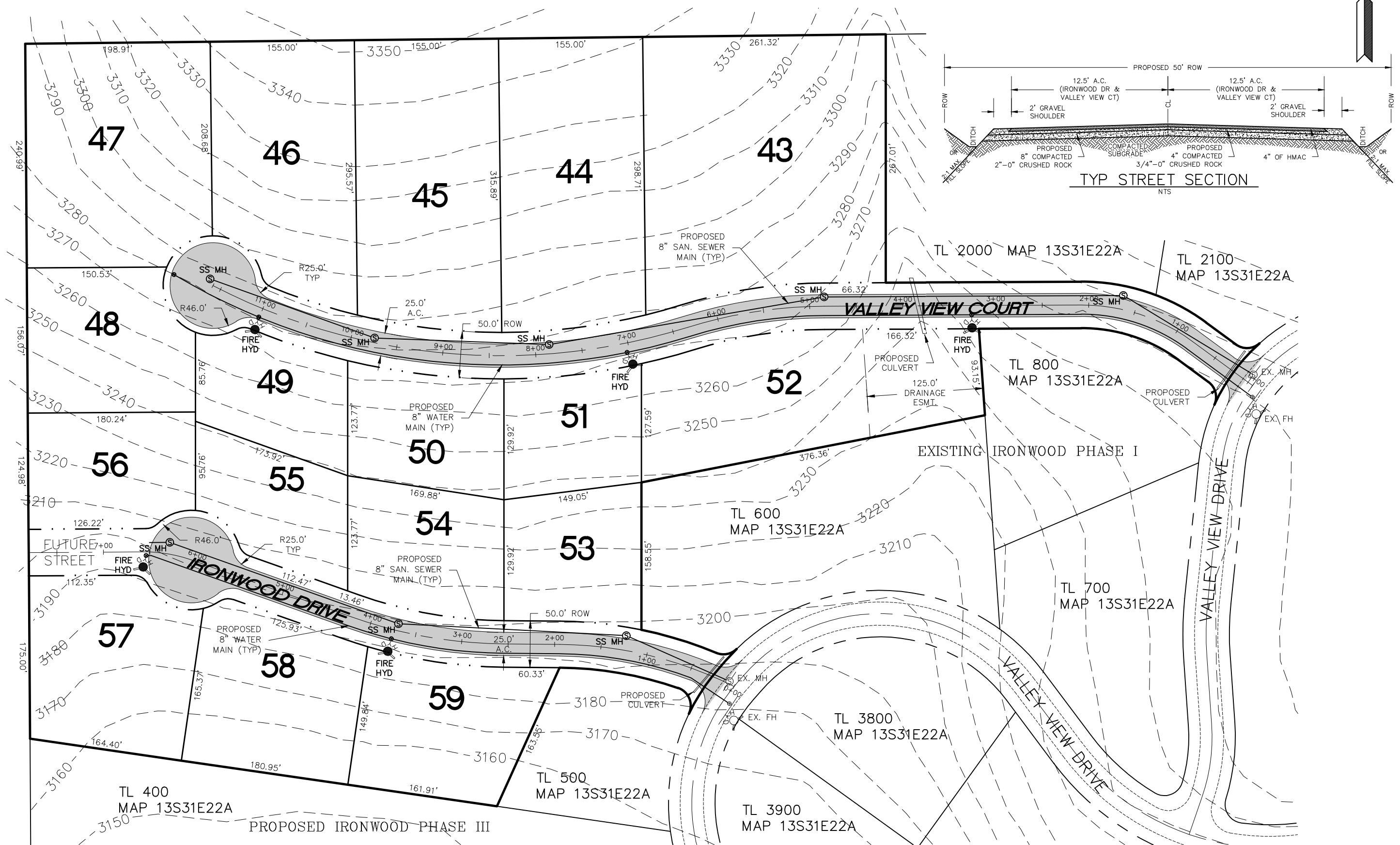
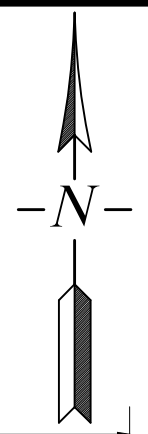
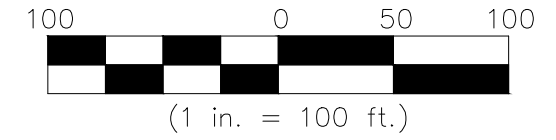


PROPOSED IRONWOOD ESTATES PHASE II



REVISIONS	BY

**INNOVATION GATEWAY
ECONOMIC REVITALIZATION PROJECT**
 CITY OF JOHN DAY, OREGON

**IRONWOOD ESTATES
STREET IMPROVEMENTS**

SISUL ENGINEERING
 158 E. MAIN ST.
 JOHN DAY, OREGON 97845
 (841) 576-3777
 DRAWING: IRONWOOD_PH2.dwg

DATE MAY 2020
 SCALE 1"=100'
 DRAWN JH
 JOB 20-
 SHEET **4a**
 OF 17 SHEETS

Engineer's Estimate
"Ironwood Estates - Phase 2" Improvements
Rough Construction Cost
2/22/2022

Description of Improvements: This includes the expansion of streets and utilities for Ironwood Estates, to develop approximately 15.2 Acres - 17 single family residential lots. The existing Phase I of Ironwood Estates has provide stubs for the sewer, water and power to this property. Fiber-optics is proposed to be extend to existing lots in the areas and will also be provided to these lots. 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 amout of time. Prior Development and mining activities from when the Valley was dredged have stoped any direct surface flow of these drainages to the John Day River.

Typical Section	Length
25 ft. wide Paved Section	1750 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
General				
Mobilization (7.5%)	1	LS	\$ 63,148.88	\$ 63,148.88
Erosion, Sediment & Pollution Control (2.5%)	1	LS	\$ 21,049.63	\$ 21,049.63
Clearing/Striping (2.0%)	1	LS	\$ 16,839.70	\$ 16,839.70
Street				
Grading- Embankment	9500	CY	\$ 24.00	\$ 228,000.00
Sawcut AC	120	LF	\$ 3.00	\$ 360.00
HMAC	1055	Ton	\$ 135.00	\$ 142,425.00
3/4"-0" Base Rock / Shoulder Rock	750	CY	\$ 42.00	\$ 31,500.00
2"-0" Base Rock	1500	CY	\$ 37.00	\$ 55,500.00
Waterlines				
8" C-900	1410	LF	\$ 65.00	\$ 91,650.00
6" D.I.	60	LF	\$ 70.00	\$ 4,200.00
8" Bend	6	EA.	\$ 500.00	\$ 3,000.00
8" x 8" Tees	1	EA.	\$ 700.00	\$ 700.00
8" x 6" Tees	5	EA.	\$ 750.00	\$ 3,750.00
8" Gate Valve	2	EA.	\$ 1,200.00	\$ 2,400.00
6" Gate Valve	4	EA.	\$ 1,000.00	\$ 4,000.00
Service & Meter	17	ea	\$ 750.00	\$ 12,750.00
Fire Hydrant	5	EA.	\$ 4,750.00	\$ 23,750.00
Sanitary				
8" 3034 PVC	1810	LF	\$ 55.00	\$ 99,550.00
4" 3034 PVC	500	LF	\$ 40.00	\$ 20,000.00
48" Manhole	7	EA	\$ 4,500.00	\$ 31,500.00
Storm Drain				
36" Culvert	80	LF	\$ 200.00	\$ 16,000.00
12" Culvert	180	LF	\$ 60.00	\$ 10,800.00
Roadside Ditch	1750	LF	\$ 3.00	\$ 5,250.00
Misc. Utilities (Power, Irrigation, Fiber-optics, etc) in Common Trench				
Utility Vaults	6	EA	\$ 2,500.00	\$ 15,000.00
3" Conduit	1900	LF	\$ 12.00	\$ 22,800.00
2" Conduit	1900	LF	\$ 9.00	\$ 17,100.00
Construction Total				\$ 943,023.20