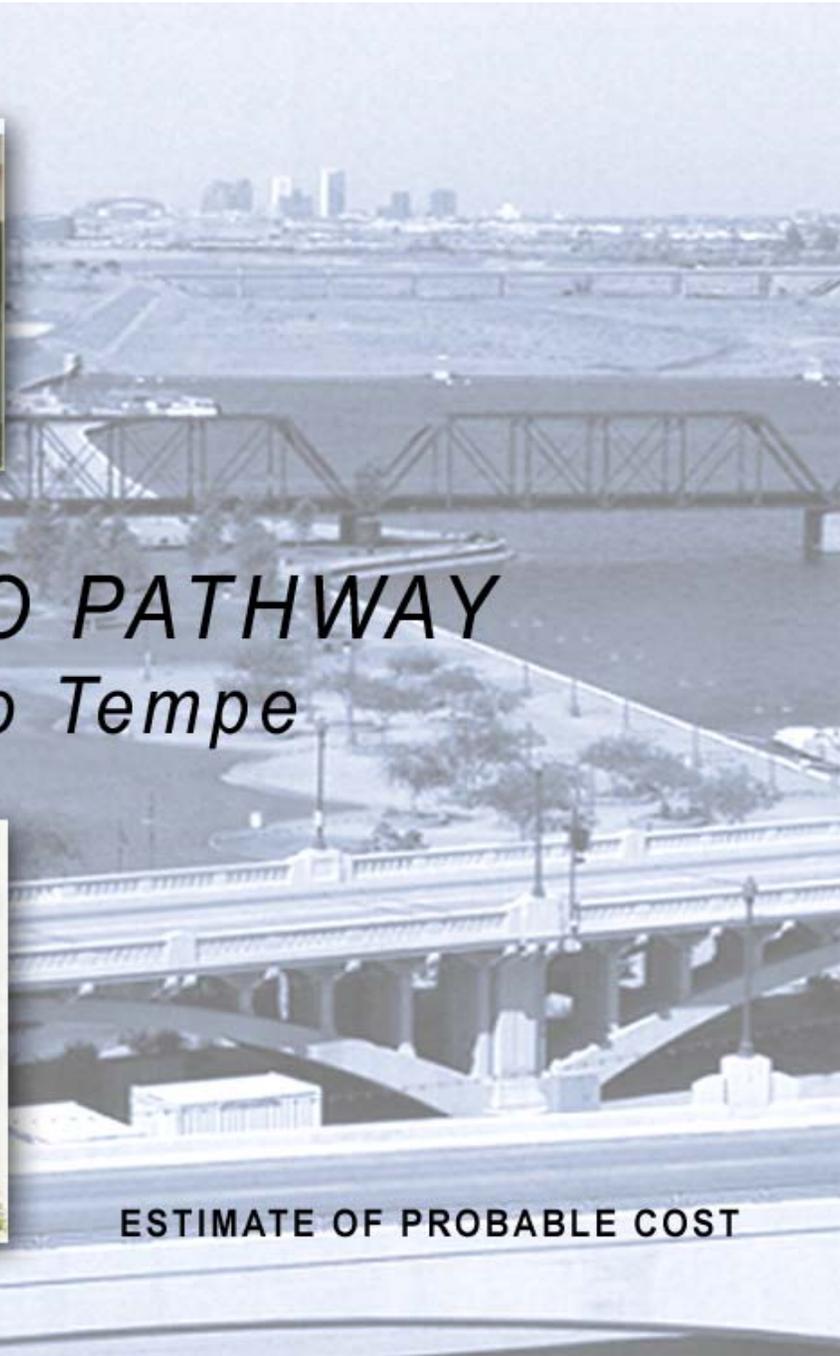




RIO SALADO PATHWAY

Phoenix to Tempe



ESTIMATE OF PROBABLE COST

Rio Salado Pathway (Phoenix to Tempe) Overview of Cost Areas

	City of Phoenix				City of Tempe		Total All Areas Approximately 28th Street to Priest Drive
	<u>Area 1</u>	<u>Area 2</u>	<u>Area 3</u>	<u>Area 4</u>	<u>Area 5</u>	<u>Area 6</u>	
	Approximately 1150 LF from 28th Street to I-10 Underpass	1-10/Tempe Drain Crossing	Approximately 11540 LF from I-10 Underpass to SR143/SR153 Underpass	SR143/SR153 Undercrossing	Approximately 8100 LF from SR143/SR153 Underpass to Priest Dr. Underpass	Priest Drive Undercrossing	
Construction Costs							
Bridges		\$673,303.80		\$1,746,819.20		\$1,033,088.00	\$3,453,211.00
Earthwork	\$156,608.00		\$898,200.00		\$1,385,008.00		\$2,439,816.00
Hardscape	\$578,000.00		\$2,320,110.00		\$1,661,760.00		\$4,559,870.00
Irrigation	\$24,825.00		\$82,000.00		\$59,550.00		\$166,375.00
Landscape	\$30,573.50		\$287,353.60		\$199,049.00		\$516,976.10
Lighting	\$69,200.00		\$158,320.00		\$127,000.00		\$354,520.00
Site Furniture	\$119,400.00		\$381,800.00		\$280,600.00		\$781,800.00
Subtotal Const. Cost	\$978,606.50	\$673,303.80	\$4,127,783.60	\$1,746,819.20	\$3,712,967.00	\$1,033,088.00	\$12,272,568.10
Subtotal Soft Costs	\$645,880.29	\$444,380.51	\$2,724,337.18	\$1,152,900.67	\$2,450,558.22	\$681,838.08	\$8,099,894.95
Special Studies							TBD
Total	\$1,624,486.79	\$1,117,684.31	\$6,852,120.78	\$2,899,719.87	\$6,163,525.22	\$1,714,926.08	\$20,372,463.05

Notes: 1) Estimate based on 2004 Unit Costs
 2) Estimate based on rough calculations from aerial measurement photos and conceptual sketches

Map of Cost Areas



*Overall map of areas as defined in the the cost area overview (pg. 1). Three underpasses and three pathway sections are shown.

Phases to Make Connection Between Rio Salado Habitat Project and Tempe Town Lake

<u>Phase</u>	<u>Area</u>	<u>Description</u>	<u>Cost*</u>
Bridge Construction and Special Studies for Overall Project	2 & 6	For area 2, provide a cast in place concrete arch bridge with drilled concrete shafts and concrete abutments (approximately 180' span) at the top of Tempe Drain slope with the west landing on the existing bench under the I-10 area. For area 4, provide drilled concrete shafts through CSA at approximately 20' spacing to support a new concrete slab bridge in the channed downslope area. Minor disturbance of the CSA except at end tie-in locations. Floodway impacts need to be analyzed. Allowance for art elements and interpretive signage included. Overall length for both areas about 1425 LF.	\$1,706,391.80
Bridge Construction	4	Provide drilled concrete shafts through CSA at approximately 20' spacing to support a new concrete slab bridge in the channel downslope area. Minor disturbance of the CSA except at end tie-in locations. This option requires the reconstruction / relocation of an existing FCDMC maintenance access ramp. Allowance for art elements and interpretive signage included. Floodway impacts need to be analyzed. Overall length = 1500 LF	\$1,746,819.20
Earthwork Construction	1 & 3	Provide clearing and grubbing, barrow fill, FCDMC Access Ramp reconstruction and relocation. Overall length= Approx. 12690 LF	\$1,054,808.00
Earthwork Construction	5	Provide clearing and grubbing, barrow fill, FCDMC Access Ramp reconstruction and relocation. Overall length= Approx. 8100 LF	\$1,385,008.00
Hardscape Construction	1 & 5	Provide 12' concrete multi-use path with subgrade prep and grading, specialty paving, gabion slope protection, FCDMC Access Ramp reconstruction and relocation. Overall length= Approx.9250 LF	\$2,239,760.00
Hardscape Construction	3	Provide 12' concrete multi-use path with subgrade prep and grading, specialty paving, gabion slope protection, FCDMC Access Ramp reconstruction and relocation. Overall length= Approx.11540 LF	\$2,320,110.00
Irrigation/Landscape/Lighting/Furniture	N/A	Provide irrigation, landscape, and site furniture for whole project length as well as lighting for the remaining areas of the path (areas 1,3,5). Provide interpretive signage and art elements for areas 1, 3, and 5.	\$1,819,671.10

* Total Costs as of January 2005 do not include 3% Fiscal Escalation Factor or other Soft Costs

List of Project Soft Costs

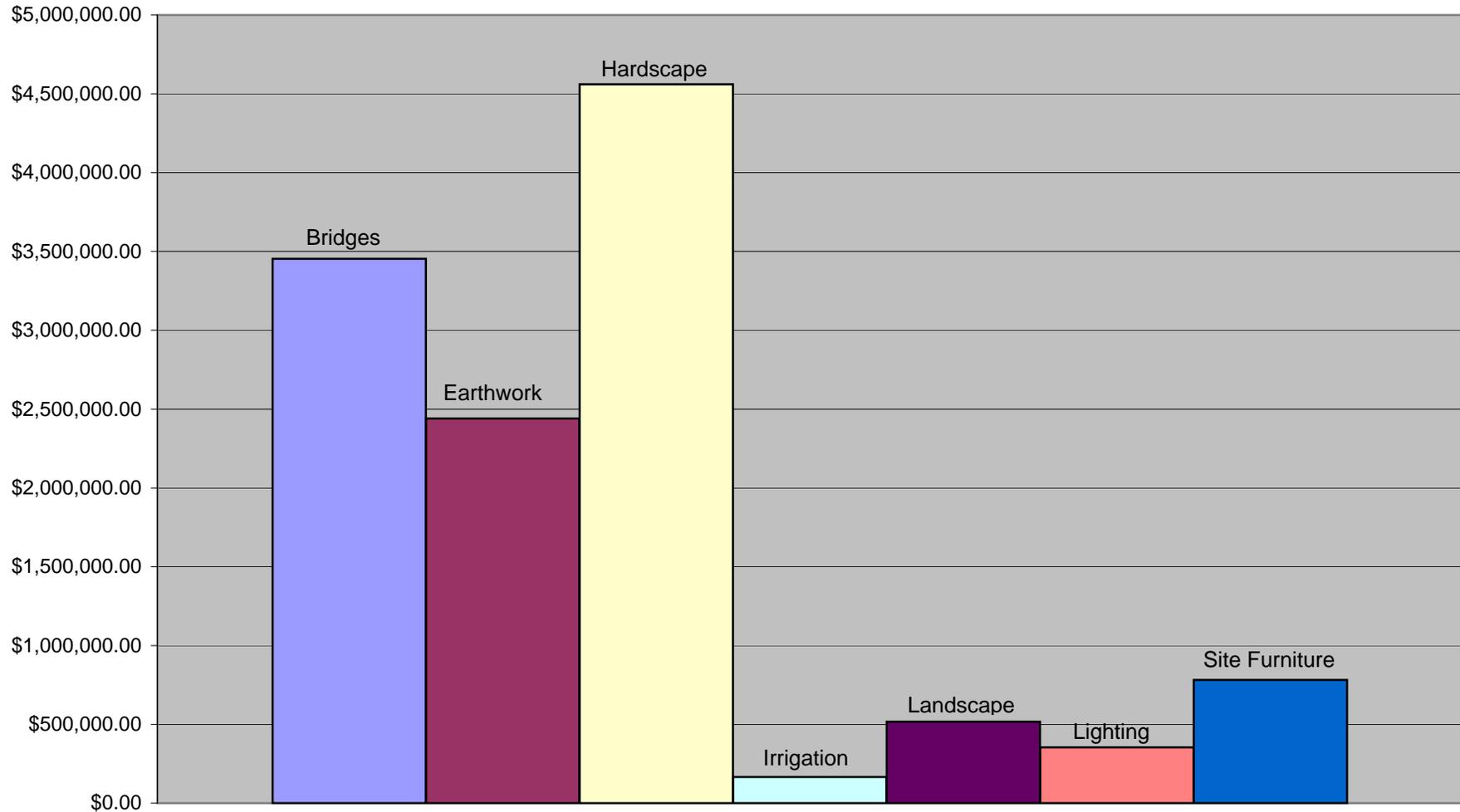
<i>Soft Cost</i>	<i>Extended Cost</i>
Construction ALTA Survey (1% of all phases)	\$122,725.68
Mobilization (8% of all phases)	\$981,805.45
Change Orders (5% of all phases)	\$613,628.41
Construction Administration (15% of all phases)	\$1,840,885.22
Consultant Design (15% of all phases)	\$1,840,885.22
Design Administration (2% of all phases)	\$245,451.36
R.O.W. Acquisition	1,448,000
Permit Costs (ADOT, MCFCD, ETC, ADEQ, ADWR)	TBD
Fiscal Escalation Factor (3% per year)	TBD
Contingency (20%)	\$2,454,513.62
Sub-Total	\$9,547,894.95

Special Studies/Fees

Flood Control, HEC. Analysis, MCFCD TBD based on final project scope

	Total Soft Costs	\$9,547,894.95
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Cost by Construction Element



*Cost of construction elements as seen in cost area overview (pg.1).

Area 1- Approximately 1150 LF. from 28th Street to I-10 Underpass

Preliminary Budget Estimate

Construction Costs

<i>Earthwork</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Cost</i>
Clearing & Grubbing	SF	230,800	\$0.26	\$60,008.00
Barrow Fill	CY	13,800	\$7.00	\$96,600.00
			Earthwork Total	\$156,608.00

<i>Irrigation</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Cost</i>
Meter	EA	1	\$1,500.00	\$1,500.00
Quick Coupler	EA	3	\$150.00	\$450.00
Gate Valves	EA	3	\$200.00	\$600.00
2" Electric Valves	EA	8	\$300.00	\$2,400.00
Irrigation Piping	LF	1,150	\$2.50	\$2,875.00
Controller with Cabinet	EA	1	\$15,000.00	\$15,000.00
2" Back Flow Preventer w/Backflow Cage	EA	1	\$2,000.00	\$2,000.00
			Irrigation Total	\$24,825.00

<i>Lighting</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Cost</i>
Light Fixture, Pole, and Base	EA	20	\$3,000.00	\$60,000.00
Conduit & P.B.'s/Trenching/Conductors & Bond Wire	LF	1,150	\$8.00	\$9,200.00
Power Supply See Other Areas	N/A	N/A	N/A	N/A
			Lighting Total	\$69,200.00

<i>Landscape</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Cost</i>
Pre-emergent/Post Emergent/Soil Amendments	SF	17,250	\$0.006	\$103.50
24" Box Tree	EA	24	\$250.00	\$6,000.00
15 Gal. Tree	EA	16	\$80.00	\$1,280.00
1 Gal. Shrub	EA	35	\$7.50	\$262.50
Re-Veg/Seed Mix	SF	17,250	\$0.30	\$5,175.00
5 Gal. Cactus	EA	16	\$40.00	\$640.00
Decomposed Granite	SF	17,250	\$0.25	\$4,312.50
Steel Header	LF	1,150	\$4.00	\$4,600.00
Land Graphics	LS	1	\$5,000.00	\$5,000.00

Boulders 3'x3'x3'	EA	16	\$200.00	<u>\$3,200.00</u>
			Landscape Total	\$30,573.50

Hardscape	Unit	Quantity	Unit Cost	Cost
Concrete Multi -Use Path (12' Wide)/Subgrade				
Prep & Grading	SF	12,300	\$12.00	\$147,600.00
Specialty Paving	SF	3,600	\$6.00	\$21,600.00
Gabion/Rock Slope Protection	SY	4,088	\$100.00	<u>\$408,800.00</u>
			Hardscape Total	\$578,000.00

Site Furniture	Unit	Quantity	Unit Cost	Cost
Benches	EA	4	\$600.00	\$2,400.00
Feature Seat Wall - CMU 18" tall x 18" wide	LF	70	\$40.00	\$2,800.00
Bike Racks	EA	1	\$200.00	\$200.00
Drinking Fountain, furnish & install	EA	1	\$3,000.00	\$3,000.00
Trash Receptacles	EA	3	\$1,000.00	\$3,000.00
Bollards (removable)	EA	5	\$400.00	\$2,000.00
Shade Structure/Ramada	EA	1	\$50,000.00	\$50,000.00
Art Elements (1%)	LS	1	\$9,000.00	\$9,000.00
Signage- Interpretive/Way-finding (5%)	LS	1	\$47,000.00	<u>\$47,000.00</u>
			Site Furniture Total	\$119,400.00

Construction Costs Area 1 Sub-Total \$978,606.50

Soft Costs

Construction ALTA Survey (1% of Construction Costs)	\$9,786.07
Mobilization (8% of Construction Costs)	\$78,288.52
Change Orders (5% of Construction Costs)	\$48,930.33
Construction Administration (15% of Construction Costs)	\$146,790.98
Consultant Design (15% of Construction Costs)	\$146,790.98
Design Administration (2% of Construction Costs)	\$19,572.13
R.O.W. Acquisition	TBD
Permit Costs (ADOT, MCFCD, ETC, ADEQ, ADWR)	TBD
Fiscal Escalation Factor (3% per year)*	TBD
Contingency (20%)	<u>\$195,721.30</u>
Soft Costs Area 1 Sub-Total	\$645,880.29

Area 1 Total **\$1,624,486.79**

* Total Costs as of January 2005 do not include 3% Fiscal Escalation Factor

Area 2- 1-10/Tempe Drain Crossing Approximately 600 LF

Provides a cast in place concrete arch bridge with drilled concrete shafts and concrete abutments (approximately 180' span) at the top of Tempe Drain slope with the west landing on the existing bench under the I-10 area. Floodway impacts need to be analyzed. Overall length = 600 LF.

Preliminary Cost Estimate

<i>Construction Costs</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Extended Cost</i>
Reinforcing Steel	LBS	62,000	\$1.65	\$102,300.00
Post Tensioning Steel	LBS	18,000	\$3.00	\$54,000.00
Concrete (Class 4000)	CY	285	\$350.00	\$99,750.00
Concrete (Class 5000)	CY	195	\$450.00	\$87,750.00
Drilled Shafts (24" Diameter)	LF	200	\$250.00	\$50,000.00
Protection of Existing Utilities	LS	1	\$5,000.00	\$5,000.00
Concrete Curb (6"x6")	LF	560	\$5.00	\$2,800.00
Bridge Lighting	LS	1	\$50,000.00	\$50,000.00
Light Fixture	LS	8	\$1,200.00	\$9,600.00
Safety Handrail	LF	560	\$65.00	\$36,400.00
Conduit & P.B.'s	LF	1,200	\$8.00	\$9,600.00
Structure Excavation	CY	80	\$50.00	\$4,000.00
Structure Backfill	CY	70	\$70.00	\$4,900.00
Gabion / Rock Slope Protection	SY	300	\$100.00	\$30,000.00
Concrete Multi-Use Path (12' Wide)	SF	5,040	\$12.00	\$60,480.00
			Subtotal	\$606,580.00
Art Elements (2%)	LS	1	\$6,065.800	\$6,065.80
Signage- Interpretive/Way-finding (10%)	LS	1	\$60,658.000	\$60,658.00
			Construction Costs Area 2 Sub-Total	\$673,303.80
Soft Costs				
Construction ALTA Survey (1% of Construction Costs)				\$6,733.04
Mobilization (8% of Construction Costs)				\$53,864.30
Change Orders (5% of Construction Costs)				\$33,665.19
Construction Administration (15% of Construction Costs)				\$100,995.57
Consultant Design (15% of Construction Costs)				\$100,995.57
Design Administration (2% of Construction Costs)				\$13,466.08
R.O.W. Acquisition				TBD
Permit Costs (ADOT, MCFCD, ETC, ADEQ, ADWR)				TBD
Fiscal Escalation Factor (3% per year)*				TBD
Contingency (20%)				\$134,660.76
			Soft Costs Area 2 Sub-Total	\$444,380.51
			Area 2 Total	\$1,117,684.31

* Total Costs as of January 2005 do not include 3% Fiscal Escalation Factor

Area 3- Approximately 11540 LF. from I-10 Underpass to SR143/SR153 Underpass

Preliminary Budget Estimate

Construction Costs

<i>Earthwork</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Cost</i>
Clearing & Grubbing	SF	340,000	\$0.26	\$88,400.00
Barrow Fill	CY	106,400	\$7.00	\$744,800.00
FCDMC Access Ramp Reconstruction / Relocation	EA	1	\$65,000.00	\$65,000.00
Earthwork Total				\$898,200.00

<i>Irrigation</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Cost</i>
Meter	EA	5	\$1,500.00	\$7,500.00
Quick Coupler	EA	11	\$150.00	\$1,650.00
Gate Valves	EA	23	\$200.00	\$4,600.00
2" Electric Valves	EA	58	\$250.00	\$14,500.00
Irrigation Piping	LF	11,500	\$2.50	\$28,750.00
Controller with Cabinet	EA	1	\$15,000.00	\$15,000.00
2" Back Flow Preventer w/Backflow Cage	EA	5	\$2,000.00	\$10,000.00
Irrigation Total				\$82,000.00

<i>Lighting</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Cost</i>
Light Fixture, Pole, and Base	EA	20	\$3,000.00	\$60,000.00
Conduit & P.B.'s/Trenching/Conductors & Bond Wire	LF	11,540	\$8.00	\$92,320.00
Power Supply	EA	2	\$3,000.00	\$6,000.00
Lighting Total				\$158,320.00

<i>Landscape</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Cost</i>
Pre-emergent/Post Emergent/Soil Amendments	SF	173,100	\$0.006	\$1,038.60
24" Box Tree	EA	160	\$250.00	\$40,000.00
15 Gal. Tree	EA	160	\$80.00	\$12,800.00
1 Gal. Shrub	EA	500	\$7.50	\$3,750.00
Re-Veg/Seed Mix	SF	173,100	\$0.30	\$51,930.00
5 Gal. Cactus	EA	160	\$40.00	\$6,400.00
Decomposed Granite	SF	173,100	\$0.25	\$43,275.00
Steel Header	LF	11,540	\$4.00	\$46,160.00
Land Graphics	LS	10	\$5,000.00	\$50,000.00
Boulders 3'x3'x3'	EA	160	\$200.00	\$32,000.00

					Landscape Total	\$287,353.60
Hardscape	Unit	Quantity	Unit Cost	Cost		
Concrete Multi -Use Path (12' Wide)/Subgrade Prep & Grading	SF	133,480	\$12.00	\$1,601,760.00		
Specialty Paving	SF	10,000	\$6.00	\$60,000.00		
Safety Handrail	LF	2,650	\$65.00	\$172,250.00		
Gabian/Rock Slope Protection	SY	4,861	\$100.00	\$486,100.00		
					Hardscape Total	\$2,320,110.00
Site Furniture	Unit	Quantity	Unit Cost	Cost		
Benches	EA	14	\$600.00	\$8,400.00		
Feature Seat Wall - CMU 18" tall x 18" wide	LF	140	\$40.00	\$5,600.00		
Bike Racks	EA	4	\$200.00	\$800.00		
Drinking Fountain, furnish & install	EA	5	\$3,000.00	\$15,000.00		
Trash Receptacles	EA	4	\$1,000.00	\$4,000.00		
Bollards (removable)	EA	20	\$400.00	\$8,000.00		
Shade Structure/Ramada	EA	2	\$50,000.00	\$100,000.00		
Art Elements (1%)	LS	1	\$40,000.00	\$40,000.00		
Signage- Interpretive/Way-finding (5%)	LS	1	\$200,000.00	\$200,000.00		
					Site Furniture Total	\$381,800.00
					Construction Costs Area 3 Sub-Total	\$4,127,783.60
Soft Costs						
Construction ALTA Survey (1% of Construction Costs)					\$41,277.84	
Mobilization (8% of Construction Costs)					\$330,222.69	
Change Orders (5% of Construction Costs)					\$206,389.18	
Construction Administration (15% of Construction Costs)					\$619,167.54	
Consultant Design (15% of Construction Costs)					\$619,167.54	
Design Administration (2% of Construction Costs)					\$82,555.67	
R.O.W. Acquisition					TBD	
Permit Costs (ADOT, MCFCD, ETC, ADEQ, ADWR)					TBD	
Fiscal Escalation Factor (3% per year)*					TBD	
Contingency (20%)					\$825,556.72	
					Soft Costs Area 3 Sub-Total	\$2,724,337.18
					Area 3 Total	\$6,852,120.78

* Total Costs as of January 2005 do not include 3% Fiscal Escalation Factor

Area 4- SR143/SR153 Undercrossing Approximately 1,500 LF

Provides drilled concrete shafts through CSA at approximately 20' spacing to support a new concrete slab bridge in the channel downslope area. Minor disturbance of the CSA except at end tie-in locations. This option requires the reconstruction / relocation of an existing FCDMC maintenance access ramp. Floodway impacts need to be analyzed. Overall length = 500 LF w/500 LF E&W ramps.

Preliminary Cost Estimate

<i>Construction Costs</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Extended Cost</i>
Drilled Shafts (24" Diameter)	LF	2,150	\$250.00	\$537,500.00
Protection of Existing Utilities	LS	1	\$50,000.00	\$50,000.00
Concrete Slab Bridge (14' Wide)	LF	1,360	\$350.00	\$476,000.00
Concrete Curb (6"x6")	LF	2,800	\$4.00	\$11,200.00
Path Lighting Supports (Pole Bases)	EA	40	\$850.00	\$34,000.00
Light Fixture	LS	19	\$1,200.00	\$22,800.00
CSA Removal & Trimming	SF	4,500	\$5.00	\$22,500.00
FCDMC Access Ramp Reconstruction / Relocation	LS	1	\$65,000.00	\$65,000.00
Safety Handrail	LF	3,000	\$65.00	\$195,000.00
Soil Cement Bank Protection	CY	500	\$150.00	\$75,000.00
Conduit & P.B.'s	LF	1,500	\$7.00	\$10,500.00
CSA Sealant @ Drilled Shafts	LS	1	\$40,000.00	\$40,000.00
Concrete Multi-Use Path (12' Wide)	SF	1,680	\$12.00	\$20,160.00
			Subtotal	\$1,559,660.00
Art Elements (2%)	LS	1	\$15,596.600	\$31,193.20
Signage- Interpretive/Way-finding (10%)	LS	1	\$155,966.000	\$155,966.00
			Construction Costs Area 4 Sub-Total	\$1,746,819.20
Soft Costs				
Construction ALTA Survey (1% of Construction Costs)				\$17,468.19
Mobilization (8% of Construction Costs)				\$139,745.54
Change Orders (5% of Construction Costs)				\$87,340.96
Construction Administration (15% of Construction Costs)				\$262,022.88
Consultant Design (15% of Construction Costs)				\$262,022.88
Design Administration (2% of Construction Costs)				\$34,936.38
R.O.W. Acquisition				TBD
Permit Costs (ADOT, MCFCD, ETC, ADEQ, ADWR)				TBD
Fiscal Escalation Factor (3% per year)*				TBD
Contingency (20%)				\$349,363.84
			Soft Costs Area 4 Sub-Total	\$1,152,900.67
			Area 4 Total	\$2,899,719.87

* Total Costs as of January 2005 do not include 3% Fiscal Escalation Factor

Area 5- Approximately 8100 LF from SR143/SR153 Underpass to Priest Dr. Underpass

Preliminary Budget Estimate

Construction Costs

<i>Earthwork</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Cost</i>
Clearing & Grubbing	SF	230,800	\$0.26	\$60,008.00
Barrow Fill	CY	180,000	\$7.00	\$1,260,000.00
FCDMC Access Ramp Reconstruction / Relocation	LS	1	\$65,000.00	\$65,000.00
				\$1,385,008.00
			Earthwork Total	\$1,385,008.00

<i>Irrigation</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Cost</i>
Meter	EA	3	\$1,500.00	\$4,500.00
Quick Coupler	EA	4	\$150.00	\$600.00
Gate Valves	EA	16	\$200.00	\$3,200.00
2" Electric Valves	EA	41	\$250.00	\$10,250.00
Irrigation Piping	LF	8,000	\$2.50	\$20,000.00
Controller with Cabinet	EA	1	\$15,000.00	\$15,000.00
2" Back Flow Preventer w/Backflow Cage	EA	3	\$2,000.00	\$6,000.00
				\$59,550.00
			Irrigation Total	\$59,550.00

<i>Lighting</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Cost</i>
Light Fixture, Pole, and Base	EA	20	\$3,000.00	\$60,000.00
Conduit & P.B.'s/Trenching/Conductors & Bond Wire	LF	8,000	\$8.00	\$64,000.00
Power Supply	EA	1	\$3,000.00	\$3,000.00
				\$127,000.00
			Lighting Total	\$127,000.00

<i>Landscape</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Cost</i>
Pre-emergent/Post Emergent/Soil Amendments	SF	121,500	\$0.006	\$729.00
24" Box Tree	EA	108	\$250.00	\$27,000.00
15 Gal. Tree	EA	108	\$80.00	\$8,640.00
1 Gal. Shrub	EA	338	\$7.50	\$2,535.00
Re-Veg/Seed Mix	SF	121,500	\$0.30	\$36,450.00
5 Gal. Cactus	EA	108	\$40.00	\$4,320.00
Decomposed Granite	SF	121,500	\$0.25	\$30,375.00
Steel Header	LF	8,100	\$4.00	\$32,400.00
Land Graphics	LS	7	\$5,000.00	\$35,000.00

Boulders 3'x3'x3'	EA	108	\$200.00	<u>\$21,600.00</u>
			Landscape Total	\$199,049.00

Hardscape	Unit	Quantity	Unit Cost	Cost
Concrete Multi -Use Path (12' Wide)/Subgrade Prep & Grading	SF	136,080	\$12.00	\$1,632,960.00
Specialty Paving	EA	4,800	\$6.00	<u>\$28,800.00</u>
			Hardscape Total	\$1,661,760.00

Site Furniture	Unit	Quantity	Unit Cost	Cost
Benches	EA	4	\$600.00	\$2,400.00
Feature Seat Wall - CMU 18" tall x 18" wide	LF	70	\$40.00	\$2,800.00
Bike Racks	EA	2	\$200.00	\$400.00
Drinking Fountain, furnish & install	EA	2	\$3,000.00	\$6,000.00
Trash Receptacles	EA	3	\$1,000.00	\$3,000.00
Bollards (removable)	EA	10	\$400.00	\$4,000.00
Shade Structure/Ramada	EA	1	\$50,000.00	\$50,000.00
Art Elements (1%)	LS	1	\$37,000.00	\$37,000.00
Signage- Interpretive/Way-finding (5%)	LS	1	\$175,000.00	<u>\$175,000.00</u>
			Site Furniture Total	\$280,600.00

Construction Costs Area 5 Sub-Total \$3,712,967.00

Soft Costs

Construction ALTA Survey (1% of Construction Costs)	\$37,129.67
Mobilization (8% of Construction Costs)	\$297,037.36
Change Orders (5% of Construction Costs)	\$185,648.35
Construction Administration (15% of Construction Costs)	\$556,945.05
Consultant Design (15% of Construction Costs)	\$556,945.05
Design Administration (2% of Construction Costs)	\$74,259.34
R.O.W. Acquisition	TBD
Permit Costs (ADOT, MCFCD, ETC, ADEQ, ADWR)	TBD
Fiscal Escalation Factor (3% per year)*	TBD
Contingency (20%)	<u>\$742,593.40</u>
Soft Costs Area 5 Sub-Total	\$2,450,558.22

Area 5 Total **\$6,163,525.22**

* Total Costs as of January 2005 do not include 3% Fiscal Escalation Factor

Area 6- Priest Drive Undercrossing Approximately 825 LF

Provides drilled concrete shafts through CSA at approximately 20' spacing to support a new concrete slab bridge in the channel downslope area. Minor disturbance of the CSA except at end tie-in locations. Floodway impacts need to be analyzed. Overall length = 125 LF w/500 LF ramp to west and 200 LF ramp to East Tempe Trail connection.

Preliminary Cost Estimate

				<i>Extended</i>
<i>Construction Costs</i>	<i>Unit</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Cost</i>
Drilled Shafts (24" Diameter)	LF	1,520	\$250.00	\$380,000.00
Concrete Slab Bridge (14' Wide)	LF	825	\$350.00	\$288,750.00
Path Lighting Supports (Pole Bases)	EA	16	\$850.00	\$13,600.00
Light Fixture	LS	10	\$1,200.00	\$12,000.00
CSA Sealant @ Drilled Shafts	LS	1	\$25,000.00	\$25,000.00
Structural Excavation & Backfill	CY	60	\$125.00	\$7,500.00
Concrete Curb (6"x6")	LF	1,650	\$5.00	\$8,250.00
CSA Removal & Trimming	SF	1,200	\$5.00	\$6,000.00
Safety Handrail	LF	1,650	\$65.00	\$107,250.00
Soil Cement Bank Protection	CY	125	\$100.00	\$12,500.00
Conduit	LF	1,650	\$7.00	\$11,550.00
Tempe Multi-Use Trail Connection	LS	1	\$50,000.00	\$50,000.00
			Subtotal	\$922,400.00
Art Elements (2%)	LS	1	\$9,224.000	\$18,448.00
Signage- Interpretive/Way-finding (10%)	LS	1	\$92,240.000	\$92,240.00
			Construction Costs Area 6 Sub-Total	\$1,033,088.00
Soft Costs				
Construction ALTA Survey (1% of Construction Costs)				\$10,330.88
Mobilization (8% of Construction Costs)				\$82,647.04
Change Orders (5% of Construction Costs)				\$51,654.40
Construction Administration (15% of Construction Costs)				\$154,963.20
Consultant Design (15% of Construction Costs)				\$154,963.20
Design Administration (2% of Construction Costs)				\$20,661.76
R.O.W. Acquisition				TBD
Permit Costs (ADOT, MCFCD, ETC, ADEQ, ADWR)				TBD
Fiscal Escalation Factor (3% per year)*				TBD
Contingency (20%)				\$206,617.60
			Soft Costs Area 6 Sub-Total	\$681,838.08
			Area 6 Total	\$1,714,926.08

* Total Costs as of January 2005 do not include 3% Fiscal Escalation Factor