

The Arroyos Preserve  
CONSTRUCTION COSTS BREAKDOWN  
THE ARROYOS CONSTRUCTION COSTS\_12-27-19

LANDWAY DEVELOPMENT CORP  
The ARROYOS PRESERVE  
Construction Pricing  
40-acre+10-acre incl Entrance Roads

ASSETS

ITEM		UNIT	QUAN	UNIT PRICE	EXTENDED
Mobilization					122,500
Survey					133,300
Quality Control					75,000
Traffic Control					3,350
Saw Cut					15,000
Earth Work					885,024
Clearing		AC	52	763	39,650
AB		TN	15,465	23	347,963
4-inch Roll Curb		LF	17,110	16	273,760
Vertical Curb		LF	170	22	3,740
Ribbon Curb		LF	1,075	18	19,350
Valley Gutter		SF	1,288	12	15,456
16 Foot Drive Ways		EA	3	1,800	5,400
Survey Monuments		EA	49	300	14,700
Electric Dist., incl. Wire & Conduit		FT	6,100	25	149,450
Electric Finish & APS Interface		SYS			150,000
Pedestals (RV) Incl. Installation		EA	295	275	81,125
Fire Flow Tank		EA	1	112,000	112,000
Booster Station		SYS			63,000
Backup Well Drill		EA			74,500
Well Field Development		SYS			49,500
Slurry 2"		SY	42,200	6	253,200
Perimeter Fencing Installation		LF	7,920	6	47,520
2/16" Galv. Wire Rope		LF	32,000	0	5,760
3-1/2" PressureTreated Posts		EA	800	7	5,600
8 inch Sewer Pipe		LF	1,200	38	45,600
Septic Tanks		EA	44	8,800	387,200
4 foot Manholes		EA	5	5,097	25,485
5 foot Manholes		EA	0	6,000	0
Wastewater Cleanout		EA	15	600	9,000
8 inch Ductile Pipe		LF	260	60	27,000
Wastewater services		EA	165	1,000	165,000
6 inch Water		LF	2,394	36	86,184
8 inch Water		LF	6,719	46	306,512
Air Release		EA	6	2,800	16,800
Fire Hydrant		EA	19	4,500	85,500
4 inch Supply Line		LF	1,554	34	52,059
Blow Off		EA	9	1,000	9,000
24 inch Arch Pipe		LF	200	180	36,000
Concrete Headwalls		EA	2	4,800	9,600
Rip Rap		CY	550	104	59,280
Water & Wastewater Encasements					24,700
Water & Wastewater Testing					36,730
2 foot Ford		LF	655	56	36,680
4 foot Ford		LF	630	82	51,660
Total					4,415,838
Tax		5.0%			220,792
GRAND TOTAL Construction					4,636,630

INFRASTRUCTURE Summary		
Roads & Earthwork	2,400,613	
Water Distribution	617,485	
Wastewater	659,285	
Electrical	380,575	
Fire Flow	175,000	
Well #2	124,000	
Fencing	58,880	
TOTAL INFRASTRUCTURE	4,415,838	

RECREATION VILLAGE		
KOA Franchise Fee	30,000	
KOA Engineering Interface	16,500	
Clubhouse, incl Buildout	360,000	
Swimming Pool & Jacuzzi	87,500	
Pool Decking & Fencing	45,000	
Bathrooms & Showers	80,000	
Ramadas & Roundups	20,000	
Convenience Store & Laundry	187,500	
Archery Pavilion	11,000	
Glamping Pods 8 to start	27,500	
Cabins Refrbshd Classic Mobiles	120,000	
Wash Ramps w/Pressure Wshr	4,200	
Golf Club Cars	22,500	
Pickleball Courts	95,000	
Putting Green	18,000	
ATV Rental Garages	40,000	
Landscaping Rec Area	125,000	
Marketing & Working Capital	60,000	
TOTAL RECREATIONAL VILLAGE	1,349,700	

TOTAL INFRASTRUCTURE	4,415,838
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TOTAL PROJECT COST	5,765,538
Taxes & Fees	220,792

GRAND TOTAL PROJECT	5,986,330
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RECREATION VILLAGE TOTAL		Shown in Synopsis Pg.13	1,349,700
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