

Driftwood Heights Water System

DWSRF Loan Cost Projection

4/12/23

By: Carl Garrison, PE - Garrison Engineering

Cost projection for Pipe Replacement				
		Quantity	Rate	Cost
Planning and Consulting				
SWSMP		1	\$ 30,000.00	\$ 30,000.00
Consulting, coordination with agencies, meetings, etc		1	\$ 25,000.00	\$ 25,000.00
Design of pipe replacement with project report		1	\$ 40,000.00	\$ 40,000.00
Surveying using LIDAR Topo		1	\$ 35,000.00	\$ 35,000.00
DWSRF Loan and Grant Assistance		1	\$ 15,000.00	\$ 15,000.00
Inspection and Project Closeout		1	\$ 15,000.00	\$ 15,000.00
DOH Review Fees		1	\$ 2,500.00	\$ 2,500.00
Electrical Engineering		1	\$ 50,000.00	\$ 50,000.00
Contingency		1	\$ 25,000.00	\$ 25,000.00
Legal and audit		1	\$ 10,000.00	\$ 10,000.00
Planning and Consulting Subtotal				\$ 247,500.00
Construction				
Mobilization			8% of Const	\$ 136,000.00
8" Pipeline from Tanks to Highway along E. Terry Ann	1275	115	\$/lf	\$ 146,625.00
8" Pipeline - Lehman	1530	115	\$/lf	\$ 175,950.00
8" Bore under E. Camano Dr	100	350	\$/lf	\$ 35,000.00
8" Pipeline - S. Vesper	1640	115	\$/lf	\$ 188,600.00
6" Pipeline - S. Patricia Ann	1230	95	\$/lf	\$ 116,850.00
6" S. Margie Ann	1375	95	\$/lf	\$ 130,625.00
6" Loop to connect SMA to SPA	300	95	\$/lf	\$ 28,500.00
8" Hawthorne Ln	2055	115	\$/lf	\$ 236,325.00
6" Valves	3	2000	\$/each	\$ 6,000.00
8" Valve	3	3000	\$/each	\$ 9,000.00
Fire Hydrants (Every 600') - Lehman	3	11000	\$/each	\$ 33,000.00
Fire Hydrants S. Vesper	3	11000	\$/each	\$ 33,000.00
Fire Hydrants S. Patricia Ann	4	11000	\$/each	\$ 44,000.00
Fire Hydrants E Terry Ann	0	11000	\$/each	\$ -
Fire Hydrants S. Margie Ann	3	11000	\$/each	\$ 33,000.00
Fire Hydrants Hawthorne Ln	3	11000	\$/each	\$ 33,000.00
Extra for 6" Road Bores	2	15000	\$/each	\$ 30,000.00
Extra for 8" Road Bores	2	20000	\$/each	\$ 40,000.00
Building modifications to remove pressure tank, add cooling ventilation, and make space for generator	119	200	\$/SF	\$ 23,800.00
Electrical equipment and install	1	Lump sum	\$ 125,000.00	\$ 125,000.00
2 New 5 Hp pumps VFD's	2	Each	\$ 15,000.00	\$ 30,000.00
VFD for existing 5 hp vertical pump	1	Each	\$ 4,000.00	\$ 4,000.00
New piping header, pressure tanks, and fittings inside buildings	1	Lump sum	\$ 10,000.00	\$ 10,000.00
Diesel Fire Pump		1	\$ 125,000.00	\$ 125,000.00
Misc.		1	\$ 30,000.00	\$ 30,000.00
Construction Subtotal				\$ 1,803,275.00
Subtotal of Planning, Consulting and Construction				
				\$ 2,050,775.00
Loan fee at 1% for DWSRF				\$ 20,507.75
Tax on construction		0.079		\$ 156,884.93
Contingency		0.2		\$ 410,155.00
Total ROM Costs				\$ 2,638,322.68

Planning and Consulting fee check as a % of construction

12%

Driftwood Heights Water System

USDA Loan Cost Projection

4/12/23

By: Carl Garrison, PE - Garrison Engineering

Cost projection for Pipe Replacement				
		Quantity	Rate	Cost
Planning and Consulting				
SWSMP		1	\$ 30,000.00	\$ 30,000.00
Consulting, coordination with agencies, meetings, etc		1	\$ 25,000.00	\$ 25,000.00
Design of pipe replacement with project report for WSDOH		1	\$ 40,000.00	\$ 40,000.00
Surveying using LIDAR Topo		1	\$ 35,000.00	\$ 35,000.00
Project report for USDA		1	\$ 20,000.00	\$ 20,000.00
USDA and Interim financing Loan Assistance		1	\$ 15,000.00	\$ 15,000.00
Inspection and Project Closeout		1	\$ 20,000.00	\$ 20,000.00
DOH Review Fees		1	\$ 2,500.00	\$ 2,500.00
Electrical Engineering		1	\$ 50,000.00	\$ 50,000.00
Contingency		1	\$ 25,000.00	\$ 25,000.00
Legal and audit		1	\$ 10,000.00	\$ 10,000.00
Planning and Consulting Subtotal				\$ 272,500.00
Construction				
Mobilization			8% of Const	\$ 136,000.00
8" Pipeline from Tanks to Highway along E. Terry Ann	1275	115	\$/lf	\$ 146,625.00
6" Pipeline - Lehman	1530	115	\$/lf	\$ 175,950.00
8" Bore under E. Camano Dr	100	350	\$/lf	\$ 35,000.00
6" Pipeline - S. Vesper	1640	115	\$/lf	\$ 188,600.00
6" Pipeline - S. Patricia Ann	1230	95	\$/lf	\$ 116,850.00
6" S. Margie Ann	1375	95	\$/lf	\$ 130,625.00
6" Hawthorne Ln	2055	95	\$/lf	\$ 195,225.00
2" Patricia Ann Spur	400	40	\$/lf	\$ 16,000.00
6" Valves	3	2000	\$/each	\$ 6,000.00
8" Valve	3	3000	\$/each	\$ 9,000.00
Hot tap, new meter, and service line from main to meter	65	1500	\$/Each	\$ 97,500.00
Fire Hydrants (Every 600') - Lehman	3	11000	\$/each	\$ 33,000.00
Fire Hydrants S. Vesper	3	11000	\$/each	\$ 33,000.00
Fire Hydrants S. Patricia Ann	4	11000	\$/each	\$ 44,000.00
Fire Hydrants E Terry Ann	0	11000	\$/each	\$ -
Fire Hydrants S. Margie Ann	3	11000	\$/each	\$ 33,000.00
Fire Hydrants Hawthorne Ln	3	11000	\$/each	\$ 33,000.00
Extra for 6" Road Bores	2	15000	\$/each	\$ 30,000.00
Extra for 8" Road Bores	2	20000	\$/each	\$ 40,000.00
Building modifications to remove pressure tank, add cooling ventilation, and make space for generator	119	200	\$/SF	\$ 23,800.00
Electrical equipment and install	1	Lump sum	\$ 125,000.00	\$ 125,000.00
2 New 5 Hp pumps VFD's	2	Each	\$ 15,000.00	\$ 30,000.00
VFD for existing 5 hp vertical pump	1	Each	\$ 4,000.00	\$ 4,000.00
New piping header, pressure tanks, and fittings inside buildings	1	Lump sum	\$ 10,000.00	\$ 10,000.00
Diesel Fire Pump		1	\$ 125,000.00	\$ 125,000.00
Misc.		1	\$ 30,000.00	\$ 30,000.00
Construction Subtotal				\$ 1,847,175.00
Subtotal of Planning, Consulting and Construction				
				\$ 2,119,675.00
Loan fee at 2% for USDA Interim Financing				\$ 42,393.50
Interim Financing for 1 year at 7%				\$ 148,377.25
Tax on construction		0.079		\$ 160,704.23
Contingency		0.2		\$ 423,935.00
Total ROM Costs				\$ 2,895,084.98

Planning and Consulting fee check as a % of construction

13%

Driftwood Heights

Loan Costs Per Residence Per Month

4/12/23

By: Carl Garrison, PE of Garrison Engineering

Cost per connection for 114 connections

SRF	Term	20	240	Months
	Interest	2.75%		
USDA	Term	40	480	Months
	Interest	4.00%		

	Cost	Lots	Cost per lot in total	Cost per lot per month
SRF	\$ 2,638,322.68	114	\$ 23,143.18	\$125.47
USDA	\$ 2,895,084.98	114	\$ 25,395.48	\$106.14