

Estimate of Land Development Costs

Project Title: Tr NNNN-N

Prepared By:

Project Review No. NN.NNN

Date Prepared:

Revised 01/19/2024 Per Most Recent Los Angeles ENR Construction Cost Index = 13515.02					
Item No.	Description	Quantity	Unit	Unit Cost	Item Cost
1	Finish Grade & Prime Coat	0	S.F.	\$0.26	\$0.00
2	9" Aggregate Sub Base*	0	S.F.	\$1.64	\$0.00
3	6" Aggregate Rock Base*	0	S.F.	\$1.45	\$0.00
4	3" Asphalt Concrete*	0	S.F.	\$1.86	\$0.00
5	1 1/2" Rubberized Asphalt Concrete Pavement	0	S.F.	\$3.27	\$0.00
6	Fog Seal	0	S.F.	\$0.24	\$0.00
7	Cross Gutter & Apron 7" Thick	0	S.F.	\$10.37	\$0.00
8	Concrete Sidewalk 4" Thick	0	S.F.	\$5.68	\$0.00
9	Concrete Driveway - Residential - 6" Thick	0	S.F.	\$8.16	\$0.00
10	Concrete Driveway - Commercial - 7" Thick	0	S.F.	\$8.41	\$0.00
11	Air Blown Mortar 3" Thick	0	S.F.	\$9.38	\$0.00
12	Concrete Curb Only	0	L.F.	\$16.55	\$0.00
13	Concrete Curb and Gutter	0	L.F.	\$20.75	\$0.00
14	Asphalt Concrete Berm	0	L.F.	\$10.89	\$0.00
15	Concrete Cut-off Wall	0	L.F.	\$18.51	\$0.00
16	Barricade (complete) - VCPWA F-1	0	L.F.	\$86.44	\$0.00
17	Street Name Sign - VCPWA F-4	0	EA.	\$518.69	\$0.00
18	Traffic Signs	0	EA.	\$370.49	\$0.00
19	Concrete Block Retaining Wall Footing	0	L.F.	\$86.44	\$0.00
20	Concrete Block Retaining Wall (Per Foot of Height)	0	L.F.	\$7.66	\$0.00
21	Chain Link Fence	0	L.F.	\$34.59	\$0.00
22	Redwood Header	0	L.F.	\$7.66	\$0.00
23	Handicap Ramps	0	EA.	\$1,979.94	\$0.00
24	Street Light Conduit & Wire	0	L.F.	\$10.89	\$0.00
25	5.6 or 22 K Lumen H.P.S. Luminaire	0	EA.	\$3,563.89	\$0.00
26	Reflective Pavement Markers Type B & D	0	EA.	\$33.34	\$0.00
27	Pavement Markers Type A	0	EA.	\$7.17	\$0.00
28	Traffic Striping-Removal (Single Stripe)	0	L.F.	\$3.70	\$0.00
29	Thermoplastic Traffic Striping-Double Solid	0	L.F.	\$8.43	\$0.00
30	Thermoplastic Traffic Striping-Single Solid	0	L.F.	\$4.22	\$0.00
31	Thermoplastic Traffic Striping-Single Skip	0	L.F.	\$3.94	\$0.00
32	Thermoplastic Traffic Legends, Cross-walks & Stop Bars	0	S.F.	\$10.10	\$0.00
Subtotal					\$0.00
Add 10%					\$0.00
TOTAL - STREET IMPROVEMENTS					\$0.00

Summation of All Sheets

Street Improvements =	\$0.00
Demolition, Removal & Adjustments =	\$0.00
Drainage Improvements =	\$0.00
Erosion Control Landscaping & Irrigation =	\$0.00
Non-District Water Improvements =	\$0.00
Non-District Sewer Improvements =	\$0.00
Total Performance Bond Amount =	\$0.00
Total Labor & Materials Bond =	\$0.00
Total Monument Bond Amount =	\$0.00
Total Grading Bond Amount =	\$0.00

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Site Preparation, Demolition, Removal And Adjustments					
Most recent Los Angeles ENR Construction Cost Index = 13515.02					
Item No.	Description	Quantity	Unit	Unit Cost	Item Cost
Concrete - Demolition, Removal & Disposal					
1	Reinforced Concrete		C.Y.	\$237.59	\$0.00
2	Unreinforced Concrete		C.Y.	\$178.19	\$0.00
3	Asphalt		S.F.	\$3.50	\$0.00
4	Concrete Sidewalk, Driveway, Cross Gutter & Spandrel		S.F.	\$9.31	\$0.00
5	Curb and Gutter		L.F.	\$12.93	\$0.00
6	Storm Drain Pipe 15" - 42"		L.F.	\$19.11	\$0.00
7	Storm Drain 42" and above		L.F.	\$37.26	\$0.00
8	Adjust Manhole to Grade		EA.	\$605.47	\$0.00
9	Adjust Water Valve Box to Grade		EA.	\$349.30	\$0.00
10	Adjust Survey Monument to Grade		EA.	\$489.03	\$0.00
11	Relocate Power Poles		L.S.	\$39,598.83	\$0.00
Tree Removal & Disposal					
12	>3" & <6" Diameter at Breast Height		EA.	\$395.99	\$0.00
13	>6" & <12" Diameter at Breast Height		EA.	\$1,187.96	\$0.00
14	>12" Diameter at Breast Height		EA.	\$3,167.91	\$0.00
Clearing and Grubbing					
16	Clean Soils & Grassy Areas		Acre	\$9,899.71	\$0.00
17	Clean Soils & Heavily Brushed Areas		Acre	\$12,869.62	\$0.00
18	Rubble & Grassy Areas		Acre	\$14,849.56	\$0.00
19	Rubble & Heavily Brushed Areas		Acre	\$17,819.47	\$0.00
Cold Plane Asphalt Pavement					
20	>2" & <4" Thickness		S.F.	\$0.59	\$0.00
21	>0" & <2" Thickness		S.F.	\$0.79	\$0.00
22	Saw Cutting		L.F.	\$2.47	\$0.00
23	Perimeter Fencing - Entire Site		L.F.	\$13.86	\$0.00
Traffic Control (Incl. TCP Preparation)					
24	2 Lane Local Street - 2-Way Traffic Maintained		Day	\$138.60	\$0.00
25	2 Lane Local Street - 1-Way, Flagger Controlled		Day	\$1,960.14	\$0.00
26	2 Lane Collector or Arterial Street - 2-Way Traffic Maintained		Day	\$237.59	\$0.00
27	2 Lane Collector or Arterial Street - 1-Way, Flagger Controlled		Day	\$2,969.91	\$0.00
28	2 Lane Additional Per Foot Per Day for Work Zone >100' Long		LF/D	\$0.99	\$0.00
29	4 Lane Collector or Arterial Street - 2-Way Traffic Maintained		Day	\$296.99	\$0.00
30	4 Lane Collector or Arterial Street - 1-Way, Flagger Controlled		Day	\$3,959.88	\$0.00
31	4 Lane Additional Per Foot Per Day for Work Zone >100' Long		LF/D	\$1.98	\$0.00
32	Temporary Traffic Stripe		L.F.	\$0.28	\$0.00
33	Remove Temporary Traffic Stripe		L.F.	\$0.69	\$0.00
34	Temporary Glue-Down Channelizer		E.A.	\$4.95	\$0.00
35	Portable Changeable Message Sign		Day	\$130.68	\$0.00
36	Portable Flashing Arrow Sign		Day	\$29.70	\$0.00
37	Temporary K-Rail		L.F.	\$17.82	\$0.00
38	Temporary Crash Cushion Module		E.A.	\$791.98	\$0.00
Sub Total					\$0.00
Add 10%					\$0.00
TOTAL - SITE PREPARATION, DEMOLITION, REMOVAL AND ADJUSTMENTS					\$0.00

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DRAINAGE IMPROVEMENTS					
Most recent Los Angeles ENR Construction Cost Index = 13515.02					
Item No.	Description	Quantity	Unit	Unit Cost	Item Cost
1	18" Dia. D-1350 Reinforced Concrete Pipe		L.F.	\$109.83	\$0.00
2	21" Dia. D-1350 Reinforced Concrete Pipe		L.F.	\$138.16	\$0.00
3	24" Dia. D-1350 Reinforced Concrete Pipe		L.F.	\$159.42	\$0.00
4	30" Dia. D-1350 Reinforced Concrete Pipe		L.F.	\$179.44	\$0.00
5	36" Dia. D-1350 Reinforced Concrete Pipe		L.F.	\$205.50	\$0.00
6	42" Dia. D-1350 Reinforced Concrete Pipe		L.F.	\$224.07	\$0.00
7	48" Dia. D-1350 Reinforced Concrete Pipe		L.F.	\$268.76	\$0.00
8	60" Dia. D-1350 Reinforced Concrete Pipe		L.F.	\$372.27	\$0.00
9	72" Dia. D-1350 Reinforced Concrete Pipe		L.F.	\$458.34	\$0.00
10	22" x 13" Reinforced Concrete Pipe		L.F.	\$116.56	\$0.00
11	25" x 16" Reinforced Concrete Pipe		L.F.	\$144.89	\$0.00
12	29" x 18" Reinforced Concrete Pipe		L.F.	\$168.37	\$0.00
13	36" x 22" Reinforced Concrete Pipe		L.F.	\$195.10	\$0.00
14	43" x 27" Reinforced Concrete Pipe		L.F.	\$223.40	\$0.00
15	50" x 30" Reinforced Concrete Pipe		L.F.	\$246.44	\$0.00
16	58" x 36" Reinforced Concrete Pipe		L.F.	\$297.84	\$0.00
17	72" x 44" Reinforced Concrete Pipe		L.F.	\$405.83	\$0.00
18	83" x 57" Reinforced Concrete Pipe		L.F.	\$498.61	\$0.00
19	Class "A" Reinf, Concrete more than 100 cy)		CY	\$1,000.33	\$0.00
20	Class "A" Reinf, Concrete (less than 100 cy)		CY	\$1,123.81	\$0.00
21	Rip Rap (Placed-UngROUTed)		CY	\$172.89	\$0.00
22	Rip Rap (Placed-Grouted)		CY	\$247.00	\$0.00
23	Rip Rap (Sacked)		CY	\$284.04	\$0.00
24	APWA Catch Basin 300-0 W=3.5'		EA	\$3,210.91	\$0.00
25	APWA Catch Basin 301-0 W=7.0'		EA	\$4,248.26	\$0.00
26	APWA Catch Basin 302-0 W=3.5'		EA	\$3,374.28	\$0.00
27	APWA Catch Basin 303-0 W=3.5'		EA	\$3,213.70	\$0.00
28	APWA Catch Basin 304-0 W=3.5'		EA	\$3,213.70	\$0.00
29	APWA Catch Basin 305-0 W=3.5'		EA	\$3,213.70	\$0.00
30	For each foot of inlet length added or subtracted		L.F.	\$740.97	\$0.00
31	Terrace, interceptor or down drains		L.F.	\$39.52	\$0.00
32	Junction Structures		EA	\$9,879.69	\$0.00
33	Manhole		EA	\$6,174.80	\$0.00
34	4" Dia PVC		LF	\$15.84	\$0.00
35	6" Dia PVC		LF	\$25.74	\$0.00
36	8" Dia pvc		LF	\$31.68	\$0.00
37	10" Dia PVC		LF	\$34.65	\$0.00
38	12" Dia PVC		LF	\$35.64	\$0.00
39	3" Dia. PVC Subdrain Pipe & Drain Rock		L.F.	\$20.25	\$0.00
40	6" Dia. PVC Subdrain Pipe & Drain Rock		L.F.	\$32.02	\$0.00
41	6" Dia. PVC Subdrain Header Pipe		L.F.	\$28.95	\$0.00
42	8" Dia. PVC Subdrain Pipe & Drain Rock		L.F.	\$44.25	\$0.00
43	8" Dia. PVC Subdrain Header Pipe		L.F.	\$39.99	\$0.00
44	Subdrain Flushing Inlet		EA	\$500.93	\$0.00
45	Subdrain Flushing Inlet in Street		EA	\$1,306.76	\$0.00
46	6" Area Drain		EA	\$41.58	\$0.00
47	12" x12" Area drain		EA	\$100.98	\$0.00
48	Parkway Drain Outlet Structure		EA	\$2,870.91	\$0.00
Subtotal					\$0.00
Add 10%					\$0.00
TOTAL DRAINAGE					\$0.00

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MONUMENTS					
Most recent Los Angeles ENR Construction Cost Index = 13515.02					
Item No.	Item	Unit	Unit Cost	Item Cost	
1	Street Centerline Monument - VCPWA E-4	EA	\$1,207.76	\$0.00	
2	Tract Boundry Monument	EA	\$617.48	\$0.00	
3	Lot Corner Monument	EA	\$407.55	\$0.00	
Sub Total				\$0.00	
Add 10%				\$0.00	
TOTAL MONUMENTS				\$0.00	

GRADING					
Item No.	Item	Quantity	Unit	Unit Cost	Item Cost
1	Cut or Fill* (whichever is greater)				
	0 - 5,000		CY	\$7.40	\$0.00
	5,001 - 10,000		CY	\$6.16	\$0.00
	10,001 - 20,000		CY	\$4.95	\$0.00
	20,001 - 50,000		CY	\$4.34	\$0.00
	50,001 - 100,000		CY	\$3.70	\$0.00
	100,001 - 500,000		CY	\$3.09	\$0.00
	500,001 c.y. or greater		CY	\$2.47	\$0.00
2	Import/Export		CY	\$12.34	\$0.00
	0 - 5,000		CY	\$15.84	\$0.00
	5,001 c.y. or greater		CY	\$9.90	\$0.00
Sub Total				\$0.00	
Add 10%				\$0.00	
TOTAL GRADING				\$0.00	

* Note: Quantities of reworked soils must be included in the estimate.

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Erosion Control, Landscaping & Irrigation					
Most recent Los Angeles ENR Construction Cost Index = 13412.66					
Item No.	Description	Quantity	Unit	Unit Cost	Item Cost
	Trees*				
1	4" DBH Parkway Tree		Ea.	\$392.99	\$0.00
2	15 Gallon Tree		Ea.	\$216.14	\$0.00
3	24" Box Tree		Ea.	\$373.34	\$0.00
4	48" Box Tree		Ea.	\$1,571.96	\$0.00
5	96" Box Tree		Ea.	\$3,929.89	\$0.00
6	Root Barrier*		S.F.	\$2.16	\$0.00
	Shrubs*				
7	1 Gallon Shrub, Non-Native		Ea.	\$9.82	\$0.00
8	5 Gallon Shrub, Non-Native		Ea.	\$21.61	\$0.00
9	15 Gallon Shrub, Non-Native		Ea.	\$196.49	\$0.00
10	1 Gallon Shrub, Native		Ea.	\$14.74	\$0.00
11	5 Gallon Shrub, Native		Ea.	\$49.12	\$0.00
12	15 Gallon Shrub, Native		Ea.	\$589.48	\$0.00
	Ground Cover*				
13	Non-Native		S.F.	\$3.93	\$0.00
14	Native		S.F.	\$6.88	\$0.00
15	Turf (Include for BMP's)		S.F.	\$3.93	\$0.00
16	Hydroseed, Erosion Control Mixture with Mulch		S.F.	\$0.49	\$0.00
17	Plant Establishment and Maintenance		S.F.	\$0.12	\$0.00
18	Topsoil Import		C.Y.	\$49.12	\$0.00
19	Soil Conditioning		Acre	\$14,737.09	\$0.00
	Mulch		C.Y.	\$88.42	\$0.00
21	Irrigation Controller*		EA.	\$923.52	\$0.00
22	Water Service, (Meter, Lateral, WD Fee & Backflow Preventer)*		EA.	\$11,789.67	\$0.00
	Irrigation Pipe and Sprinkler Heads*				
23	Temporary		S.F.	\$0.69	\$0.00
24	Permanent		S.F.	\$2.16	\$0.00
25	Temporary Electrical Service		Ea.	\$785.98	\$0.00
26	Maintain Best Management Practices		S.F.	\$0.39	\$0.00
	Temporary Erosion Control Devices				
27	Erosion Control Silt Fence		L.F.	\$5.89	\$0.00
28	Erosion Control Gravel Bag		Ea.	\$1.28	\$0.00
29	Erosion Control Jute Cover		S.F.	\$0.49	\$0.00
30	Erosion Control Straw Wattle		L.F.	\$2.95	\$0.00
31	Erosion Control Desiltation Basin (Footprint)		Ac.	\$95,103.37	\$0.00
32	Erosion Control Desiltation Basin Outlet Structure			\$29,474.18	\$0.00
33	Controlled Construction Entrance		Ea.	\$6,877.31	\$0.00
34				\$0.00	\$0.00
35				\$0.00	\$0.00
	* Included only when landscaping is proposed for erosion control (i.e. graded slopes)	Sub Total			\$0.00
		Add 10%			\$0.00
TOTAL - EROSION CONTROL, LANDSCAPING & IRRIGATION					\$0.00