

Estimate of Land Development Costs

Project Title: Tr NNNN-N

Prepared By:

Project Review No. NN.NNN

Date Prepared:

Revised 08/12/2021 Per Most Recent Los Angeles ENR Construction Cost Index = 12463.00					
Item No.	Description	Quantity	Unit	Unit Cost	Item Cost
1	Finish Grade & Prime Coat	0	S.F.	\$0.24	\$0.00
2	9" Aggregate Sub Base*	0	S.F.	\$1.52	\$0.00
3	6" Aggregate Rock Base*	0	S.F.	\$1.33	\$0.00
4	3" Asphalt Concrete*	0	S.F.	\$1.72	\$0.00
5	1 1/2" Rubberized Asphalt Concrete Pavement	0	S.F.	\$3.01	\$0.00
6	Fog Seal	0	S.F.	\$0.22	\$0.00
7	Cross Gutter & Apron 7" Thick	0	S.F.	\$9.57	\$0.00
8	Concrete Sidewalk 4" Thick	0	S.F.	\$5.24	\$0.00
9	Concrete Driveway - Residential - 6" Thick	0	S.F.	\$7.52	\$0.00
10	Concrete Driveway - Commercial - 7" Thick	0	S.F.	\$7.76	\$0.00
11	Air Blown Mortar 3" Thick	0	S.F.	\$8.65	\$0.00
12	Concrete Curb Only	0	L.F.	\$15.26	\$0.00
13	Concrete Curb and Gutter	0	L.F.	\$19.13	\$0.00
14	Asphalt Concrete Berm	0	L.F.	\$10.04	\$0.00
15	Concrete Cut-off Wall	0	L.F.	\$17.07	\$0.00
16	Barricade (complete) - VCPWA F-1	0	L.F.	\$79.72	\$0.00
17	Street Name Sign - VCPWA F-4	0	EA.	\$478.31	\$0.00
18	Traffic Signs	0	EA.	\$341.65	\$0.00
19	Concrete Block Retaining Wall Footing	0	L.F.	\$79.72	\$0.00
20	Concrete Block Retaining Wall (Per Foot of Height)	0	L.F.	\$7.07	\$0.00
21	Chain Link Fence	0	L.F.	\$31.90	\$0.00
22	Redwood Header	0	L.F.	\$7.07	\$0.00
23	Handicap Ramps	0	EA.	\$1,825.82	\$0.00
24	Street Light Conduit & Wire	0	L.F.	\$10.04	\$0.00
25	5.6 or 22 K Lumen H.P.S. Luminaire	0	EA.	\$3,286.48	\$0.00
26	Reflective Pavement Markers Type B & D	0	EA.	\$30.75	\$0.00
27	Pavement Markers Type A	0	EA.	\$6.61	\$0.00
28	Traffic Striping-Removal (Single Stripe)	0	L.F.	\$3.41	\$0.00
29	Thermoplastic Traffic Striping-Double Solid	0	L.F.	\$7.78	\$0.00
30	Thermoplastic Traffic Striping-Single Solid	0	L.F.	\$3.89	\$0.00
31	Thermoplastic Traffic Striping-Single Skip	0	L.F.	\$3.63	\$0.00
32	Thermoplastic Traffic Legends, Cross-walks & Stop Bars	0	S.F.	\$9.31	\$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 = 12463.00					
Item No.	Description	Quantity	Unit	Unit Cost	Item Cost
Concrete - Demolition, Removal & Disposal					
1	Reinforced Concrete		C.Y.	\$219.10	\$0.00
2	Unreinforced Concrete		C.Y.	\$164.32	\$0.00
3	Asphalt		S.F.	\$3.23	\$0.00
4	Concrete Sidewalk, Driveway, Cross Gutter & Spandrel		S.F.	\$8.58	\$0.00
5	Curb and Gutter		L.F.	\$11.92	\$0.00
6	Storm Drain Pipe 15" - 42"		L.F.	\$17.62	\$0.00
7	Storm Drain 42" and above		L.F.	\$34.36	\$0.00
8	Adjust Manhole to Grade		EA.	\$558.34	\$0.00
9	Adjust Water Valve Box to Grade		EA.	\$322.11	\$0.00
10	Adjust Survey Monument to Grade		EA.	\$450.96	\$0.00
11	Relocate Power Poles		L.S.	\$36,516.42	\$0.00
Tree Removal & Disposal					
12	>3" & <6" Diameter at Breast Height		EA.	\$365.16	\$0.00
13	>6" & <12" Diameter at Breast Height		EA.	\$1,095.49	\$0.00
14	>12" Diameter at Breast Height		EA.	\$2,921.31	\$0.00
Clearing and Grubbing					
16	Clean Soils & Grassy Areas		Acre	\$9,129.11	\$0.00
17	Clean Soils & Heavily Brushed Areas		Acre	\$11,867.84	\$0.00
18	Rubble & Grassy Areas		Acre	\$13,693.66	\$0.00
19	Rubble & Heavily Brushed Areas		Acre	\$16,432.39	\$0.00
Cold Plane Asphalt Pavement					
20	>2" & <4" Thickness		S.F.	\$0.55	\$0.00
21	>0" & <2" Thickness		S.F.	\$0.73	\$0.00
22	Saw Cutting		L.F.	\$2.28	\$0.00
23	Perimeter Fencing - Entire Site		L.F.	\$12.78	\$0.00
Traffic Control (Incl. TCP Preparation)					
24	2 Lane Local Street - 2-Way Traffic Maintained		Day	\$127.81	\$0.00
25	2 Lane Local Street - 1-Way, Flagger Controlled		Day	\$1,807.56	\$0.00
26	2 Lane Collector or Arterial Street - 2-Way Traffic Maintained		Day	\$219.10	\$0.00
27	2 Lane Collector or Arterial Street - 1-Way, Flagger Controlled		Day	\$2,738.73	\$0.00
28	2 Lane Additional Per Foot Per Day for Work Zone >100' Long		LF/D	\$0.91	\$0.00
29	4 Lane Collector or Arterial Street - 2-Way Traffic Maintained		Day	\$273.87	\$0.00
30	4 Lane Collector or Arterial Street - 1-Way, Flagger Controlled		Day	\$3,651.64	\$0.00
31	4 Lane Additional Per Foot Per Day for Work Zone >100' Long		LF/D	\$1.83	\$0.00
32	Temporary Traffic Stripe		L.F.	\$0.26	\$0.00
33	Remove Temporary Traffic Stripe		L.F.	\$0.64	\$0.00
34	Temporary Glue-Down Channelizer		E.A.	\$4.56	\$0.00
35	Portable Changeable Message Sign		Day	\$120.50	\$0.00
36	Portable Flashing Arrow Sign		Day	\$27.39	\$0.00
37	Temporary K-Rail		L.F.	\$16.43	\$0.00
38	Temporary Crash Cushion Module		E.A.	\$730.33	\$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 = 12463.00					
Item No.	Description	Quantity	Unit	Unit Cost	Item Cost
1	18" Dia. D-1350 Reinforced Concrete Pipe		L.F.	\$101.28	\$0.00
2	21" Dia. D-1350 Reinforced Concrete Pipe		L.F.	\$127.41	\$0.00
3	24" Dia. D-1350 Reinforced Concrete Pipe		L.F.	\$147.02	\$0.00
4	30" Dia. D-1350 Reinforced Concrete Pipe		L.F.	\$165.47	\$0.00
5	36" Dia. D-1350 Reinforced Concrete Pipe		L.F.	\$189.50	\$0.00
6	42" Dia. D-1350 Reinforced Concrete Pipe		L.F.	\$206.63	\$0.00
7	48" Dia. D-1350 Reinforced Concrete Pipe		L.F.	\$247.84	\$0.00
8	60" Dia. D-1350 Reinforced Concrete Pipe		L.F.	\$343.29	\$0.00
9	72" Dia. D-1350 Reinforced Concrete Pipe		L.F.	\$422.66	\$0.00
10	22" x 13" Reinforced Concrete Pipe		L.F.	\$107.49	\$0.00
11	25" x 16" Reinforced Concrete Pipe		L.F.	\$133.61	\$0.00
12	29" x 18" Reinforced Concrete Pipe		L.F.	\$155.27	\$0.00
13	36" x 22" Reinforced Concrete Pipe		L.F.	\$179.92	\$0.00
14	43" x 27" Reinforced Concrete Pipe		L.F.	\$206.01	\$0.00
15	50" x 30" Reinforced Concrete Pipe		L.F.	\$227.26	\$0.00
16	58" x 36" Reinforced Concrete Pipe		L.F.	\$274.66	\$0.00
17	72" x 44" Reinforced Concrete Pipe		L.F.	\$374.24	\$0.00
18	83" x 57" Reinforced Concrete Pipe		L.F.	\$459.80	\$0.00
19	Class "A" Reinf, Concrete more than 100 cy)		CY	\$922.46	\$0.00
20	Class "A" Reinf, Concrete (less than 100 cy)		CY	\$1,036.34	\$0.00
21	Rip Rap (Placed-UngROUTed)		CY	\$159.43	\$0.00
22	Rip Rap (Placed-Grouted)		CY	\$227.77	\$0.00
23	Rip Rap (Sacked)		CY	\$261.93	\$0.00
24	APWA Catch Basin 300-0 W=3.5'		EA	\$2,960.97	\$0.00
25	APWA Catch Basin 301-0 W=7.0'		EA	\$3,917.57	\$0.00
26	APWA Catch Basin 302-0 W=3.5'		EA	\$3,111.62	\$0.00
27	APWA Catch Basin 303-0 W=3.5'		EA	\$2,963.54	\$0.00
28	APWA Catch Basin 304-0 W=3.5'		EA	\$2,963.54	\$0.00
29	APWA Catch Basin 305-0 W=3.5'		EA	\$2,963.54	\$0.00
30	For each foot of inlet length added or subtracted		L.F.	\$683.30	\$0.00
31	Terrace, interceptor or down drains		L.F.	\$36.44	\$0.00
32	Junction Structures		EA	\$9,110.65	\$0.00
33	Manhole		EA	\$5,694.15	\$0.00
34	3" Dia. PVC Subdrain Pipe & Drain Rock		L.F.	\$18.68	\$0.00
35	6" Dia. PVC Subdrain Pipe & Drain Rock		L.F.	\$29.52	\$0.00
36	6" Dia. PVC Subdrain Header Pipe		L.F.	\$26.69	\$0.00
37	8" Dia. PVC Subdrain Pipe & Drain Rock		L.F.	\$40.81	\$0.00
38	8" Dia. PVC Subdrain Header Pipe		L.F.	\$36.88	\$0.00
37	Subdrain Flushing Inlet		EA	\$461.93	\$0.00
38	Subdrain Flushing Inlet in Street		EA	\$1,205.04	\$0.00
39	Parkway Drain Outlet Structure		EA	\$1,000.00	\$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 = 12463.00					
Item No.	Item	Unit	Unit Cost	Item Cost	
1	Street Centerline Monument - VCPWA E-4	EA	\$1,113.75	\$0.00	
2	Tract Boundry Monument	EA	\$569.42	\$0.00	
3	Lot Corner Monument	EA	\$375.83	\$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	\$6.83	\$0.00
	5,001 - 10,000		CY	\$5.68	\$0.00
	10,001 - 20,000		CY	\$4.56	\$0.00
	20,001 - 50,000		CY	\$4.00	\$0.00
	50,001 - 100,000		CY	\$3.41	\$0.00
	100,001 - 500,000		CY	\$2.85	\$0.00
	500,001 c.y. or greater		CY	\$2.28	\$0.00
2	Import/Export		CY	\$11.37	\$0.00
	0 - 5,000		CY	\$14.61	\$0.00
	5,001 c.y. or greater		CY	\$9.13	\$0.00
* Note: Quantities of reworked soils must be included in the estimate.					
Sub Total				\$0.00	
Add 10%				\$0.00	
TOTAL GRADING				\$0.00	

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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