



MUNICIPALITY OF SKAGWAY GARDEN CITY R/V PARK

24 LOT RESIDENTIAL DEVELOPMENT COST

PREPARED BY

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Suite 4
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PREPARED FOR

Municipality of Skagway
P.O. Box 415
Skagway, Alaska 99840

JUNE 25, 2024

Project Number I104.23010

C-1

1.0 INTRODUCTION

The Municipality of Skagway (MOS) has put forth Resolution No. 23-30R expressing the intent to dispose of Blocks 95 and 102 otherwise known as the Garden City R/V Park. MOS owns the property located on Blocks 95 and 102 including the existing Garden City R/V Park infrastructure. Garden City R/V Park is a gravel surfaced R/V park with 30 pull through R/V stalls with 30 AMP electrical services to each site. A water fill station and wastewater dump station exist on site. A wood framed building on concrete foundation is located on site that houses the coin operated laundromat with R/V park restrooms and coin operated showers. Wooden fences and tree/vegetation line the perimeter of the park. The MOS is expressing its intent to dispose of the property for the benefit of the public knowing that there is a need for high-density housing in the community and a need to sell MOS land for residential use. This development concept is to subdivide Blocks 95 and 102 into twenty-four (24) residential lots with each lot being 50' wide by 100' deep (5,000 square feet) with a 60' wide public right of way representing 16th Avenue. 20' wide alley's would be developed for 15.5 and 16.5 Avenues to accommodate utility access and maintenance similar to the rest of the Skagway Townsite platting. RESPEC LLC has been retained to provide a professional opinion of cost for developing the 16th Avenue public right of way for purposes of supporting residential development between Main Street and State Street from 15th Avenue to 17th Avenue.



Garden City R/V Park Laundromat and Restroom Building

2.0 ROUGH ORDER MAGNITUDE COST ESTIMATE

We have estimated rough order magnitude (ROM) preliminary construction costs for developing the existing Garden City R/V park into residential development with lots sized at 50' wide by 100' deep, a total of 24 new lots would be developed with this concept. In preparing this preliminary construction cost estimate the following improvements were assumed within the 60' right of way for 16th Avenue and the associated alley ways at 15.5 and 16.5 Avenues.

- **Subdivision Layout** - Twenty four (24) lots sized 50' x 100' (5,000 square feet) in size within MOS Townsite Survey Block 95 and 102 with a 60' wide public right of way for 16th Avenue. The MOS Code for Residential General Zoning district is a 5,000 square foot lot size with a lot width of 50'. The building setbacks in this zoning district are 10' for front yard, side yard 5' and rear yard 5'.
- **16th Avenue Street Section** -Develop 16th Avenue public right of way with a typical street section that includes 12' wide asphalt or concrete pavement driving lanes, 8' wide asphalt or concrete on street parking areas on each side of street with concrete curb and gutter on each side of the Avenue with a 5' sidewalk on the north side of the Avenue. All sidewalks to be ADA compliant curb ramps. The roadway typical section would include construction of a new 2.5' deep section of 3" minus subbase material, a 6" depth of base course grading D-1 and a 2-1/2" depth of asphalt pavement or 6" concrete roadway.
- **Storm Drain** - Underground storm drain system will include a series of curb inlets with new corrugated plastic piping (CPP) sized 12" and 18" CPP. The underground drainage will flow from east to west and connect to existing underground storm drain system in State Street. Precast concrete storm drain catch basins and storm drain manholes will be located along 16th Avenue.
- **Sanitary Sewer** - Residential development of these lots will require expansion of the MOS public wastewater collection system to include new 8" C900 sanitary sewer main collector pipes going down each of the two 20' gravel surfaced alleys (15.5 Alley and 16.5 Alley). Sanitary sewer will be routed to the existing Main Street and State Street sewer lines. 8" sanitary sewer cleanouts will be located at the beginning of each sewer pipe run for maintenance access. New 6" C900 sanitary sewer services with cleanout lids would be installed to each lot.
- **Domestic Water** - To provide public drinking water to each residential lot on 16th Avenue, the existing MOS public drinking water system will need to be expanded. Connection to the existing water mains located in Main Street and State Street with new 8" ductile iron water mains with isolation valves at each end of 16th Avenue is proposed. New 1" poly water services with curb stops at the property line would be installed to each new lot. Cutting and patching of asphalt pavement and concrete curb and gutter on 15th Avenue and 17th Avenue will be required for the south and north tier of lots (twelve 1" water services). New fire hydrant assembly with access pad and protection bollards would be installed at each end of 16th Avenue.
- **Electrical Power** - New underground primary electrical service would be run down 15.5 Alley and 16.5 Alley from existing above ground poles located on State Street. New transformers would be located in the alley to provide secondary electrical service to each lot.

- **Site Demolition** – Complete decommissioning and removal of existing underground electrical system, underground water system, underground sewer system, on site sani-dump station, potable water fill station, and laundry/restroom facility building including foundations, slabs, propane tanks and heating fuel tanks within the Garden City R/V park would be performed. Removal and disposal of the existing wood perimeter fence and trees where required would be removed.
- **Archeological Excavation** – Costs have been included in the ROM for dealing with roadway and utility excavations that are within the known archaeological area of the site. Excavations in these conditions require more time and sensitivity for operating equipment and need to be reflected in the ROM.

RESPEC has prepared a preliminary construction cost estimate for the development of 16th Avenue property into 24 residential lots as outlined herein. The preliminary ROM cost estimate was based upon approximate quantities using the previously prepared mapping and utility information from the State Street Water/Sewer improvement project. Applicable unit cost rates were based on recent public bid results in Skagway and Haines and were then applied to the estimated quantities. The preliminary estimate assumes that the reconstruction work will be constructed as a public project in a one construction season approach. State of Alaska prevailing wage rates and performance and payment bonds are assumed to apply. In addition, the estimate includes "soft costs" for survey, soils, engineering design, permitting, and inspection/construction administration. Finally, the ROM estimate includes a 10% pre-design contingency for unanticipated site conditions and project requirements. In summary the ROM costs are as follows:

| | |
|--|------------------------|
| Estimated Construction Cost = | \$4,619,265 |
| Survey, Soils, Engineering Design @ 12% = | \$544,312 |
| Permitting, Legal, Skagway Admin @ 5% = | \$230,963 |
| Project Inspection/Administration @ 10% = | \$461,927 |
| Pre-design Cost Estimate Contingency @ 10% = | <u>\$461,927</u> |
| ESTIMATED PROJECT ROM TOTAL = | \$6,328,939 |

MUNICIPALITY OF SKAGWAY
GARDEN CITY R/V PARK - 24 LOT RESIDENTIAL DEVELOPMENT
PRELIMINARY COST ESTIMATE
June 25, 2024

| PAY ITEM NO. | PAY ITEM DESCRIPTION | PAY UNIT | APPROX. QUANTITY | UNIT PRICE | | AMOUNT | |
|--------------|--|----------------|------------------|------------|-------|--------------|-------|
| | | | | DOLLARS | CENTS | DOLLARS | CENTS |
| 1505.1 | Mobilization | Lump Sum | All Req'd | Lump | Sum | \$ 500,000 | 00 |
| 1560.1 | Traffic Control and Maintenance | Lump Sum | All Req'd | Lump | Sum | \$ 60,000 | 00 |
| 1570.1 | Erosion and Sediment Control/SWPPP | Lump Sum | All Req'd | Lump | Sum | \$ 70,000 | 00 |
| 2000.1 | Dewatering/Shoring/Bracing of Trench | Lump Sum | All Req'd | Lump | Sum | \$ 50,000 | 00 |
| 2201.1 | Clearing and Grubbing | Lump Sum | All Req'd | Lump | Sum | \$ 30,000 | 00 |
| 2202.1 | Excavation | CY | 3,795 | \$ 40 | 00 | \$ 151,800 | 00 |
| 2202.2 | Archaeological Excavation | Contingent Sum | All Req'd | Contingent | Sum | \$ 1,000,000 | 00 |
| 2202.3 | Select Borrow, 3" Minus Select | CY | 3,255 | \$ 95 | 00 | \$ 309,225 | 00 |
| 2202.4 | Shoulder/Slope Grading | Lump Sum | All Req'd | Lump | Sum | \$ 15,000 | 00 |
| 2202.5 | Imported Trench Backfill | CY | 1,150 | \$ 80 | 00 | \$ 92,000 | 00 |
| 2204.1 | Base Course, Grading D-1 | CY | 705 | \$ 160 | 00 | \$ 112,800 | 00 |
| 2401.1 | 8-Inch C900 Sewer Pipe | LF | 300 | \$ 190 | 00 | \$ 57,000 | 00 |
| 2401.2 | 6-Inch C900 Sewer Service Laterals w/ Cleanouts | Each | 24 | \$ 5,500 | 00 | \$ 132,000 | 00 |
| 2401.3 | Connect to Existing Sewer Pipe | Each | 4 | \$ 3,500 | 00 | \$ 14,000 | 00 |
| 2402.1 | 8-Inch Sanitary Sewer Mainline Cleanouts | Each | 4 | \$ 4,000 | 00 | \$ 16,000 | 00 |
| 2501.1 | 12-Inch Pipe Culvert | LF | 166 | \$ 200 | 00 | \$ 33,200 | 00 |
| 2501.2 | 18-Inch Pipe Culvert | LF | 160 | \$ 250 | 00 | \$ 40,000 | 00 |
| 2501.3 | 6-Inch Underdrain | LF | 126 | \$ 200 | 00 | \$ 25,200 | 00 |
| 2502.1 | Storm Drain Manhole, Type I | Each | 3 | \$ 10,000 | 00 | \$ 30,000 | 00 |
| 2502.2 | Catch Basin, Type IV | Each | 4 | \$ 7,000 | 00 | \$ 28,000 | 00 |
| 2502.3 | Connect to Existing Storm Drain Pipe | Each | 2 | \$ 4,000 | 00 | \$ 8,000 | 00 |
| 2601.1 | 8-Inch D.I. Water Pipe | LF | 356 | \$ 190 | 00 | \$ 67,640 | 00 |
| 2601.2 | Connect to Existing Water Pipe | Each | 2 | \$ 5,000 | 00 | \$ 10,000 | 00 |
| 2602.1 | 8-Inch Gate Valve | Each | 2 | \$ 8,000 | 00 | \$ 16,000 | 00 |
| 2603.1 | Fire Hydrant Assembly w/Guard Posts | Each | 2 | \$ 21,000 | 00 | \$ 42,000 | 00 |
| 2605.1 | 1-Inch Water Service | Each | 24 | \$ 5,500 | 00 | \$ 132,000 | 00 |
| 2607.1 | Pipe Insulation | Board | 100 | \$ 110 | 00 | \$ 11,000 | 00 |
| 2702.1 | Construction Surveying | Lump Sum | All Req'd | Lump | Sum | \$ 120,000 | 00 |
| 2709.1 | Topsoil | CY | 60 | \$ 400 | 00 | \$ 24,000 | 00 |
| 2710.1 | Seeding, Hydraulic Method, Type III | SU | 1 | \$ 5,000 | 00 | \$ 5,000 | 00 |
| 2716.1 | Remove and Dispose of Laundromat/Restroom Building and Foundation (No Hazardous Materials) | Lump Sum | All Req'd | Lump | Sum | \$ 130,000 | 00 |

**MUNICIPALITY OF SKAGWAY
GARDEN CITY R/V PARK - 24 LOT RESIDENTIAL DEVELOPMENT
PRELIMINARY COST ESTIMATE
June 25, 2024**

| PAY ITEM NO. | PAY ITEM DESCRIPTION | PAY UNIT | APPROX. QUANTITY | UNIT PRICE | | AMOUNT | |
|--------------|--|----------|------------------|------------|-------|------------|-------|
| | | | | DOLLARS | CENTS | DOLLARS | CENTS |
| 2716.2 | Remove and Dispose of R/V Park Underground Systems (Electrical, Water and Sewer) | Lump Sum | All Req'd | Lump | Sum | \$ 175,000 | 00 |
| 2718.1 | Sign Assembly | Each | 4 | \$ 1,800 | 00 | \$ 7,200 | 00 |
| 2722.1 | Remove and Dispose Wood Perimeter Fence | LF | 1,600 | \$ 18 | 00 | \$ 28,800 | 00 |
| 2806.1 | Remove and Dispose Existing Asphalt | SY | 445 | \$ 35 | 00 | \$ 15,575 | 00 |
| 3302.1 | Concrete Curb and Gutter | LF | 1,070 | \$ 115 | 00 | \$ 123,050 | 00 |
| 3302.2 | Concrete Sidewalk, 4-Inches Thick | SY | 295 | \$ 250 | 00 | \$ 73,750 | 00 |
| 3302.3 | Concrete Roadway, 6-Inches Thick | SY | 1,895 | \$ 275 | 00 | \$ 521,125 | 00 |
| 3304.1 | Removal of Curb and Gutter | LF | 390 | \$ 30 | 00 | \$ 11,700 | 00 |
| 3304.2 | Removal of Concrete Sidewalk | SY | 155 | \$ 40 | 00 | \$ 6,200 | 00 |
| 16000.1 | Underground Electrical Service/Transformers | Lump Sum | All Req'd | Lump | Sum | \$ 325,000 | 00 |

ESTIMATED CONSTRUCTION SUBTOTAL = \$ 4,619,265 .00

SURVEY, ENGINEERING DESIGN 12% \$ 554,312 .00

PERMITTING / LEGAL/MOS ADMIN 5% \$ 230,963 .00

PROJECT INSPECTION/ADMINISTRATION 10% \$ 461,927 .00

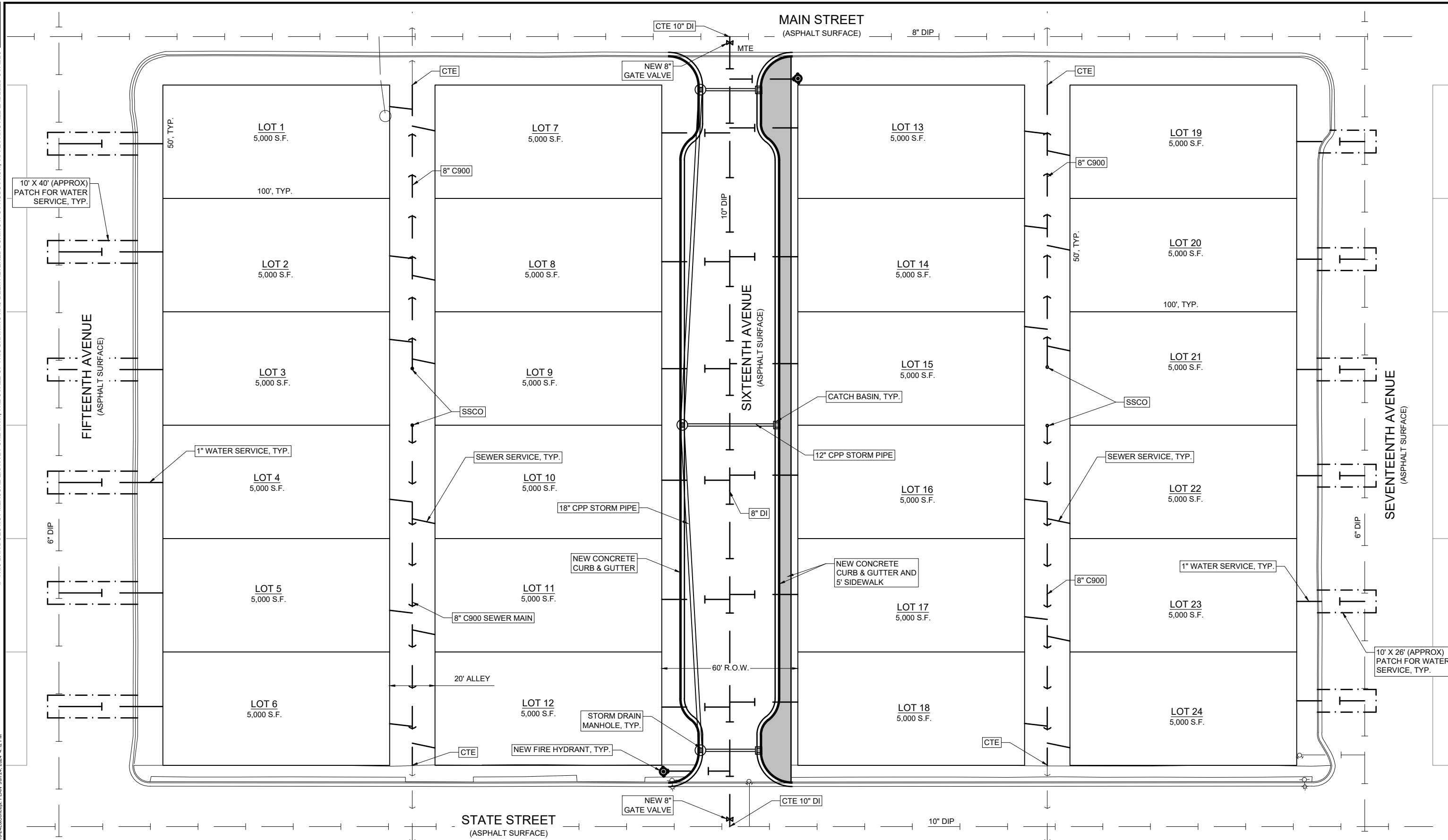
PRE-DESIGN COST ESTIMATE CONTINGENCY 10% \$ 461,927 .00

ESTIMATED CONSTRUCTION TOTAL = \$ 6,328,393 .00

1"

IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING ITS PRODUCTION, AFFECTING ALL LABELED SCALES

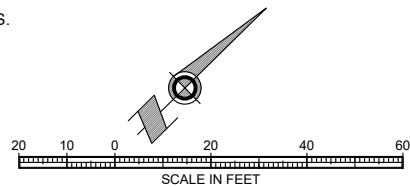
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NOTES:

- 1. SEE 16TH AVENUE ROADWAY TYPICAL SECTION FOR DETAILS.

| No. | Date | Item |
|-----------|------|------|
| REVISIONS | | |

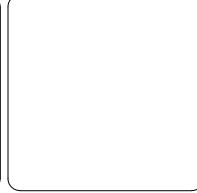


SHEET TITLE :
24 LOT RESIDENTIAL LAYOUT
CONCEPTUAL LAYOUT

PROJECT :
MUNICIPALITY OF SKAGWAY
GARDEN CITY R/V PARK
CONCEPTUAL LAYOUT
SKAGWAY, ALASKA



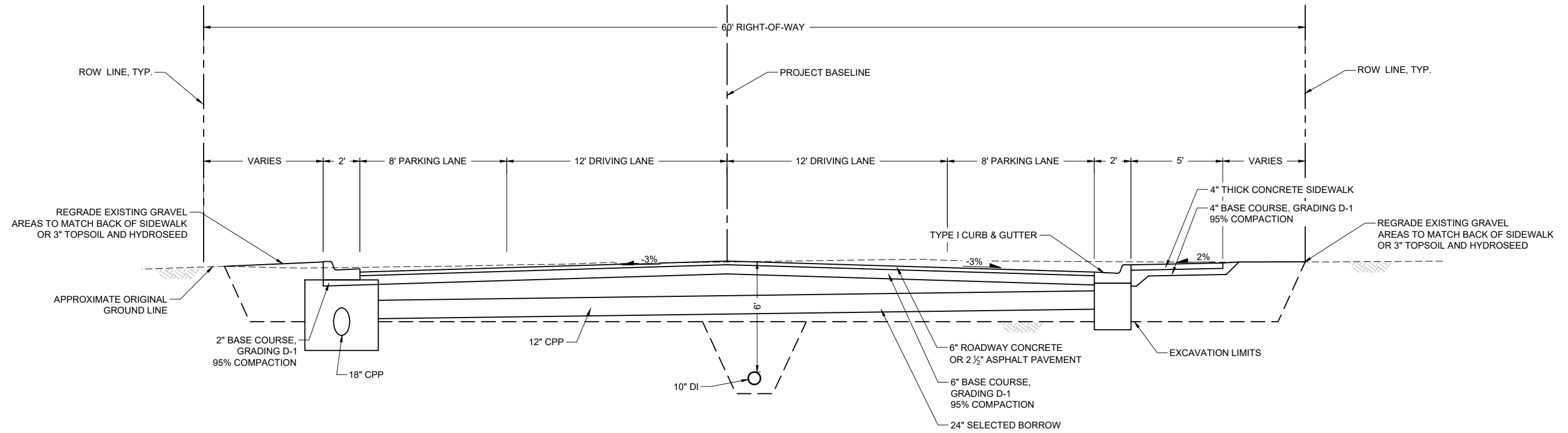
Juneau, AK
 9109 Mendenhall Mall Rd. Ste. 4
 Juneau, AK 99801
 Phone: 907.780.6060
 Fax: 907.586.3771
 AECC163270



CLIENT :

| | |
|-----------------------------------|------------|
| DESIGN | JMP |
| DRAWN | JMK |
| CHECKED | JMP |
| DATE | 06/24/2024 |
| PROJECT No. 11014.23010 | |
| SHEET NUMBER 1 of 3 | |

1" IF THIS BAR DOES NOT MEASURE EXACTLY ONE INCH, THE SCALE OF THIS DRAWING HAS BEEN ALTERED DURING ITS PRODUCTION, AFFECTING ALL LABELED SCALES



1 16TH AVENUE TYPICAL SECTION
2 SCALE: NOT TO SCALE

NOTE: VIEW LOOKING WEST.

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| No. | Date | Item |
|-----------|------|------|
| REVISIONS | | |

SHEET TITLE :
**16TH AVENUE
 TYPICAL ROADWAY SECTION**
CONCEPTUAL LAYOUT


PROJECT :
**MUNICIPALITY OF SKAGWAY
 GARDEN CITY R/V PARK
 CONCEPTUAL LAYOUT**
SKAGWAY, ALASKA



Juneau, AK
 9109 Mendenhall Mall Rd, Ste. 4
 Juneau, AK 99801
 Phone: 907.780.6060
 Fax: 907.586.3771
 AECC163270



CLIENT :



MUNICIPALITY OF SKAGWAY
 GATEWAY TO THE ALASKA PENINSULA

| | |
|-----------------------------------|------------|
| DESIGN | JMP |
| DRAWN | JMK |
| CHECKED | JMP |
| DATE | 06/24/2024 |
| PROJECT No. 11014.23010 | |
| SHEET NUMBER 3 of 3 | |