

CITY OF GREAT FALLS



**TAX INCREMENT FINANCING
(TIF)**

APPLICATION FOR FUNDS

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APPLICATION FOR FUNDS**

Project Name: Great Falls AgriTech Park

Date Submitted: 12/14/14

Name of TIF District: East Industrial Park Tax Increment Financing

APPLICANT INFORMATION

Name: Great Falls AgriTech Park LLC
Attn: Brett Doney, Great Falls Development Authority

Address: 300 Central Avenue, Suite 406, Great Falls, MT 59401

Telephone: 1-406-750-2119

DEVELOPMENT INFORMATION

1. Building Address: Lot 1 – 5701 18th Ave N; Lot 2 – 5901 18th Ave N; Lot 3- 6201 18th Ave N; Lot 4 – 6301 18th Ave N

2. Legal Description: AgriTech Park Addition, located in the SE1/4 of Section 34, T21N, R4E, Pmm. City of Great Falls, Montana

3. Ownership: Lot 1 – Pacific Steel & Recycling; Lot 2 – Montana Specialty Mills; Lots 3-10 John R. Loy Trust B

Address Pacific Steel & Recycling 1401 3rd St. NW, Great Falls MT 59404; Montana Specialty Mills 701 2nd Street S. Great Falls MT 59405; John R Loy Trust c/o Roger Doney, 1830 Lacey Lane, Whitefish, Montana 59937

4. If property is not owned by the Applicant, list leasehold interest: *(Attach evidentiary materials).*

Name: Option Agreement

Address: _____

5. Existing/Proposed Businesses: Lot 1 – Pacific Steel Sales and Recycling; Lot 2 – Montana Specialty Mills – Agri-Processing; Lots 3-10 currently farmed, land is for sale.

Business Description: Multi-tenant industrial park

6. Employment: Existing FTE Jobs: Farming operations require less than one FTE.

New Permanent FTE Jobs created by project: 100+ new jobs estimated at a minimum for build out of the lots Construction FTE jobs: Construction of the infrastructure will provide approximately 24 jobs during the various construction projects plus two to four construction management jobs. Construction of the tenant facilities will create far more construction jobs.

7. Architectural/Engineering Firm: TD&H Engineering

Address: 1800 River Drive North, Great Falls MT 59401

Representative: John Juras, P.E.

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8. Please provide a description of the Total Project Development (attach a narrative explanation).

These infrastructure improvements will serve Lots 1 - 10 of the Agritech Addition. The specific improvements planned are those required to meet the terms of the Annexation Agreement and to provide shovel ready, rail served industrial lots for businesses. Development of the infrastructure required for AgriTech Owners Association Stormwater Improvements will be completed using separate funding than what is anticipated for this TIF Application.

Specific projects anticipated to be completed using TIF funds are listed below.

- a. O.F. 1591.3 Overlay 18th Ave North - Overlay existing 3" thick asphalt with 2 additional inches from 52nd Street N to the end of Lot 4. Install striping, signing and associated work.
- b. O.F. 1591.3 Overlay 18th Ave North - Overlay existing 3" thick asphalt with 2 additional inches from the end of Lot 4 to 67th Street. Install striping, signing and associated work.
- c. O.F. 1591.4 Reconstruct 67th Street N for lots 7 – 10. Complete reconstruction of gravel road to meet City Standards.
- d. Municipal Water Main Loop - Extend municipal water main loop and fire hydrants into Lots 1 and 2.
- e. O.F. 1591.1 Water Main Extensions – Extend main to the end of Lot 4, install fire hydrants.
- f. O.F. 1591.1 Water Main Extensions – Extend main for Lots 5 and 6, install fire hydrants.
- g. O.F. 1591.1 Water Main Extensions – Extend main for Lots 7 thru 10, install fire hydrants.
- h. O.F. 1591.2 Sewer Main Extensions – Extend gravity and force sewer mains from the east end of Lot 3 to the east end of Lot 4.
- i. O.F. 1591.2 Sewer Main Extensions – Construct wastewater lift station and extend gravity and force sewer mains to serve lots 5 and 6.
- j. O.F. 1591.2 Sewer Main Extensions – Extend gravity sewer mains to serve lots 7 thru 10.
- k. O.F. 1591.5 Agritech Park Railway – Connect to existing BNSF track just east of 52nd Street N and extend industrial track eastward to serve Lots 1-6 of the Agritech Addition. Pay BNSF connection fee, install 18th Ave N crossing, flashers, extend rail sleeve and associated rail improvements.
- l. O.F. 1591.5 Agritech Park Railway – Extend industrial track eastward to serve Lots 7 thru 10 of the Agritech Addition.
- m. Extension of private communications, natural gas, and electric utilities to Lots 1 – 10.

It is intended that these improvements will be constructed in phases to meet the requirements detailed in the Annexation Agreement for the issuance of building permits on each lot. The first phase will include at improvements required for at least lots 1-4. The developer is currently in discussions with companies interested in purchasing lots 3-7. To facilitate securing commitments from these and future companies interested in investing in new facilities in Great Falls, the developer would prefer a master Tax Increment Financing agreement for lots 1-10.

9. Please provide rehabilitation/construction plans (attach schematics, site and landscaping plans).

See attached map (Figure One – TIF Projects Layout) of the project area showing locations of

public improvements. Available construction plans are on file with City Engineering.

10. What is the development schedule or estimated completion date for the Total Project Development? The Total Project Development is best defined as the entire development, not just the TIF improvements (please include project phasing if appropriate).
The total project will be completed in phases. Improvements projects for Lots 1-4 are planned for construction in 2015. Subsequent projects to complete the development of Lots 5-10 will be completed as the remaining lots are sold. Lot sale dates cannot be predicted with certainty.
11. Do you plan on asking for any other tax abatements, grants, tax credits or other forms of relief? If so, what type?
No, except for the possibility that future Park tenants may ask the City to utilize the Montana Board of Investments Economic Development Infrastructure Loan Program. Purchase and Sale Agreements for lots in the Park prohibit tenants from seeking property tax abatements from the City.

12. Please describe your funding needs and the anticipated timing schedule for your identified Eligible TIF Activities (example: *I will be fronting the costs of all identified TIF improvements and would like to be reimbursed incrementally as TIF funds become available; I am interested in utilizing bond financing to complete the identified project improvements and would like to be reimbursed with TIF funds as they become available, I need TIF funds immediately to complete the identified TIF improvements, etc.*)
Developer and Park tenants propose to pay for all improvements covered by the Tax Increment Financing Agreement and be reimbursed by the City when, and only if, tax increment is generated by the project. We propose entering into a loan agreement with the City similar to that structure utilized for the Staybridge Hotel project. Pacific Steel & Recycling will construct the rail line to serve lots 1-4 and Montana Specialty Mills will provide the funds for the developer to construct the road, water, sewer improvements, and private utility improvements for lots 1-4. The improvements will be constructed in 2015. Both companies intend to start construction of new facilities on lots 1 and 2 in 2015. Construction of infrastructure to serve lots 5-10 will take place as the developer and future Park tenants arrange financing. We would prefer a TIF Agreement that covers all 10 lots.

13. Please indicate the amount of Public Infrastructure Need and the amount of Public Infrastructure being requested to be financed by the TIF District.
The TIF District is being requested to reimburse 100% of the cost of public infrastructure needed to serve Lots 1-10 as required in the Annexation Agreement as detailed above. TIF reimbursement of project costs includes remaining engineering, administration, construction, construction management, and construction inspection.

TOTAL PROJECT DEVELOPMENT COSTS

The total project development cost is the cost to develop the entire project/site,

and should include the cost of the TIF improvements.

Land and Site Preparation Improvements (Itemized)

1. Value of Land	\$ _____	
2. _____	\$ _____	
3. _____	\$ _____	
4. _____	\$ _____	
5. _____	\$ _____	
Subtotal		\$ _____

Construction/Rehabilitation Costs (Use general construction trade divisions)
(Total value of improvements)

1. _____	\$ _____	
2. _____	\$ _____	
3. _____	\$ _____	
4. _____	\$ _____	
5. _____	\$ _____	
6. _____	\$ _____	
7. _____	\$ _____	
Subtotal		\$ _____

Equipment Costs
(Total value of equipment)

1. _____	\$ _____	
2. _____	\$ _____	
3. _____	\$ _____	
4. _____	\$ _____	
5. _____	\$ _____	
Subtotal		\$ _____

Total Project Development Costs \$ _____

ELIGIBLE TIF ACTIVITIES

Land Acquisition

Total	Amount Requested	Timing for
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	from TIF	Funds
1.		

Demolition & Removal of Structures

1.		
2.		
3.		
Subtotal		

Relocation of Occupants

1.		
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Public Improvements

(acquisitions, construction and improvement of infrastructure which includes streets, roads, curbs, gutters, sidewalks, pedestrian malls, alleys, parking lots and off-street parking facilities, sewers, sewer lines, storm sewers, etc.)

a) Overlay 18th Ave North from 52nd St to end of Lot 4	\$248,626	\$248,626	As available
b) Overlay 18th Ave North for Lots 5 and 6	\$65,943	\$65,943	As available
c) Reconstruct 67th St N for Lots 7 thru 10	\$567,812	\$567,812	As available
d) Extend Municipal Water Main Loop to serve Lots 1 and 2	\$237,600	\$237,600	As available
e) Extend Water from Existing Termination to end of Lot 4	\$108,383	\$108,383	As available
f) Water Main Extension for Lots 5 and 6	\$128,034	\$128,034	As available
g) Water Main Extension for Lots 7 thru 10	\$116,886	\$116,886	As available
h) Extend Gravity Sewer and Force Main to end of Lot 4	\$66,573	\$66,573	As available
i) Wastewater Lift Station and Lots 5 and 6 Sewer Main Extension	\$465,480	\$465,480	As available
j) Extend Gravity Sewer Main to serve Lots 7 thru 10	\$107,943	\$107,943	As available
k) Construct Rail to Serve Lots 1 thru 6	\$2,362,740	\$2,362,740	As available
l) Construct Rail to Serve Lots 7 - 10	\$638,250	\$638,250	As available
m) Private Utility Extensions to serve Lots 1 thru 10	\$131,675	\$131,675	As available
Subtotal	\$5,245,945	\$5,245,945	


Fees (associated with eligible activities)

(A&E design/supervision, permits & other fees)

a) Overlay 18th Ave North from 52nd St to end of Lot 4	\$18,944	\$18,944	As available
b) Overlay 18th Ave North for Lots 5 and 6	\$6,162	\$6,162	As available

CERTIFICATION

I (we), Great Falls AgriTech Park LLC, Brett Doney, President of its Member (please print), certify that the statements and estimates within this Application as well as any and all documentation submitted as attachments to this Application or under separate cover are true and correct to the best of my (our) knowledge and belief.

Signature 

Title President of its Member

Address 300 Central Avenue, Suite 406, Great Falls, MT 59401

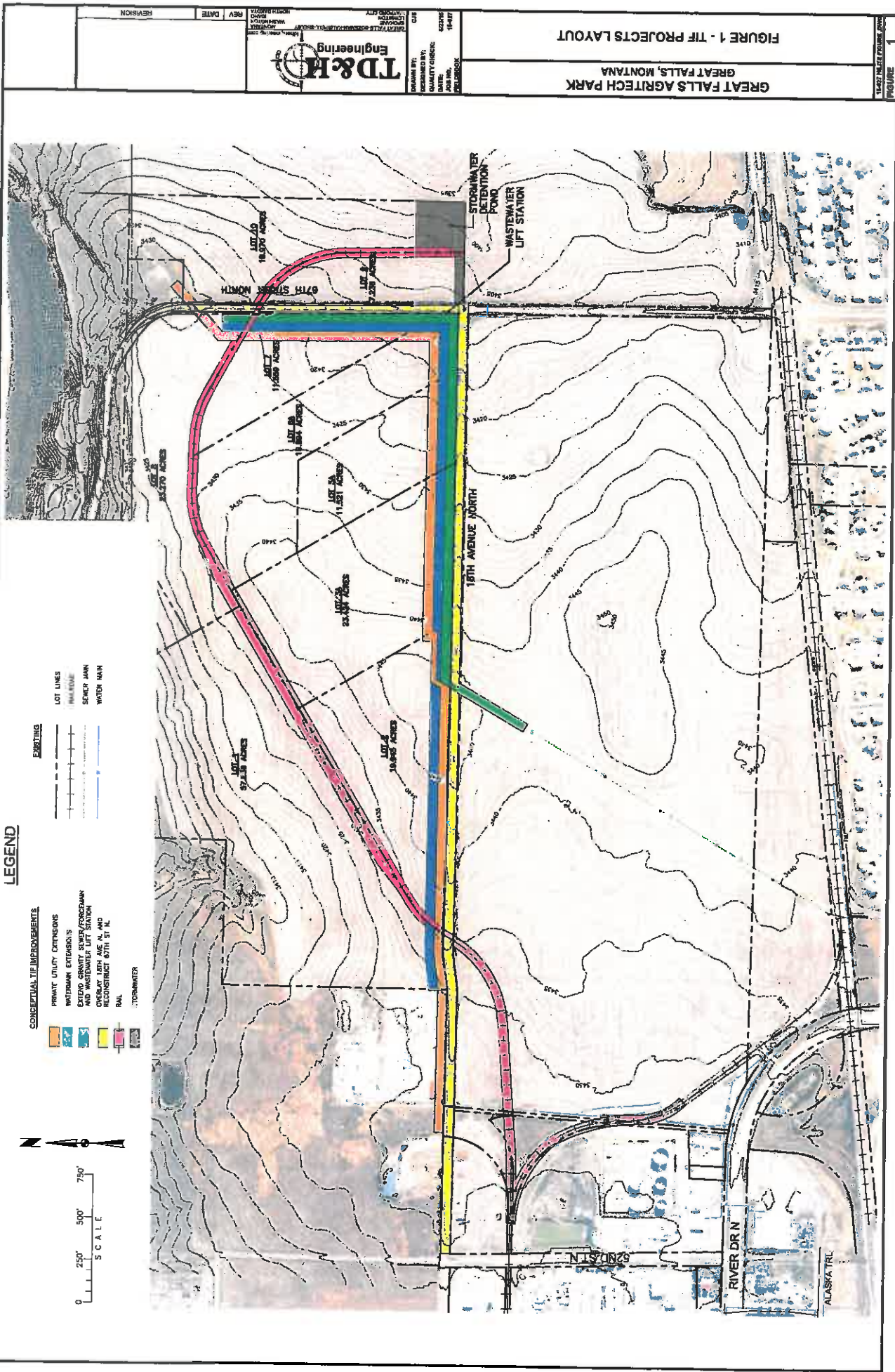
Date 12/14/14

Signature _____

Title _____

Address _____

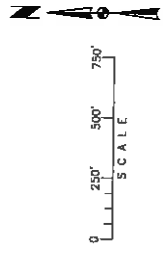
Date _____



LEGEND

- CONCEPTUAL TIE IMPROVEMENTS**
- PRIVATE UTILITY EXTENSIONS
 - WATERSHED EXTENSIONS
 - EXTENDED GRAVITY SEWER/FOREDMAN
 - AND WASTEWATER LIFT STATION
 - OVERLAY 18TH AVE N. AND RECONSTRUCT 67TH ST N.
 - RAIL
 - TORNWATER

- EXISTING**
- LOT LINES
 - MAIL SERVICE
 - SEWER MAIN
 - WATER MAIN



DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 PROJECT NO.: [Number]
 SHEET NO.: [Number]

GREAT FALLS AGRITECH PARK
 GREAT FALLS, MONTANA
 FIGURE 1 - TIF PROJECTS LAYOUT

Agritech Industrial Park - Summary of TIF Related Construction Costs

<u>Work Description</u>	<u>Public Improvements</u>	<u>Fees</u>	<u>Total Estimated Construction Cost</u>
<i><u>Infrastructure Necessary for Lots 1-5A (No Rail)</u></i>			
Overlay 18th Ave North from 52nd St to end of Lot 5A	\$272,614	\$35,416	\$308,030.00
Extend Water from Existing Termination to end of Lot 5A	\$130,202	\$19,530	\$149,732.00
Extend Gravity Sewer and Force Main to end of Lot 5A	\$158,125	\$26,881	\$185,006.00
Stormwater Pond and 18th Ave Ditch Reconstruction	\$167,401	\$31,806	\$199,207.00
Private Utility Extensions to serve Lots 1 thru 10	\$129,030	\$0	<u>\$129,030.00</u>
Subtotal			\$971,005.00
Construct Rail to Serve Lots 1 thru 8 except Lot 5A	\$3,079,588	\$585,329	\$3,664,917.00
<i><u>Infrastructure Necessary for Lot 6</u></i>			
Overlay 18th Ave North from end of Lot 5A to end of Lot 6	\$29,101	\$4,947	\$34,048.00
Water Main Extension from end of Lot 5A to end of Lot 6	\$83,026	\$14,114	\$97,140.00
Extend Gravity Sewer and Force Main to end of Lot 6	\$56,913	\$14,797	\$71,710.00
Wastewater Lift Station	\$291,800	\$75,868	\$367,668.00
Subtotal			\$570,566.00
<i><u>Infrastructure Necessary for Lots 7-10 including Rail Improvements</u></i>			
Reconstruct 67th St N for Lots 7 thru 10	\$567,812	\$77,429	\$645,241.00
Water Main Extension for Lots 7 thru 10	\$106,260	\$26,565	\$132,825.00
Extend Gravity Sewer Main to serve Lots 7 thru 10	\$107,943	\$14,720	\$122,663.00
Construct Rail to Serve Lots 9 - 10	\$638,250	\$44,400	<u>\$682,650.00</u>
Subtotal			\$1,583,379.00
Total			\$6,789,867.00

AGRITECH PARK - CONSTRUCTION COST ESTIMATE

Overlay 18th Ave North from 52nd St to end of Lot 5A

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	ESTIMATED TOTAL PRICE
101	Mobilization	1	LS	5,000.00	5,000.00
102	2" TH Asphalt Overlay	21005	SY	10.40	218,452.00
103	Tack Coat	2521	GAL	4.00	10,084.00
104	Traffic Control	1	LS	7,000.00	7,000.00
105	Striping - White Paint	3467	SF	0.75	2,600.00
106	Striping - Yellow Paint	3437	SF	0.75	2,577.75
107	Stop Bar	2	EA	80.00	160.00
108	RR Crossing Symbol	2	EA	300.00	600.00
109	Helmeted Bicyclist Symbol	8	EA	40.00	320.00
110	Directional Arrow	8	EA	40.00	320.00
111	Signs - Sheet Alum Refl Sht IV	33	SF	60.00	1,980.00
112	Poles - Treated Timber Class 4	64	LF	55.00	3,520.00
113	Miscellaneous Work	20000	EA	1.00	<u>20,000.00</u>
				Subtotal	\$272,614.00
				Construction Engineering (4%)	10,905.00
				City Inspection (4%)	10,905.00
				Contingency (5%)	<u>13,631.00</u>
				Total Estimated Construction Cost	\$308,060.00

AGRITECH PARK - CONSTRUCTION COST ESTIMATE

Extend Water from Existing Termination to End of Lot 5A

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	ESTIMATED TOTAL PRICE
101	Mobilization (5% Max)	1	LS	5,000.00	5,000.00
104	16-Inch PVC Water Main	978	LF	60.00	58,680.00
106	16-Inch Valve and Valve Box	1	EA	4,500.00	4,500.00
107	Fire Hydrant Assembly	6	EA	4,500.00	27,000.00
108	Fittings	1090	LB	8.00	8,720.00
109	Type 2 Pipe Bedding	100	CY	25.00	2,500.00
110	Extend Open Cut 24" Encasement Pipe	30	LF	350.00	10,500.00
112	Connect to Existing Water Main	1	LS	5,000.00	5,000.00
114	Surface Restoration	895	LF	2.00	1,790.00
115	Miscellaneous Work	6512	EA	1.00	<u>6,512.00</u>
				Subtotal	\$130,202.00
				Construction Engineering (5%)	6,510.00
				City Inspection (5%)	6,510.00
				Contingency (5%)	<u>6,510.00</u>
				Total Estimated Construction Cost	\$149,732.00

AGRITECH PARK - CONSTRUCTION COST ESTIMATE

Extend Gravity Sewer and Force Main to end of Lot 5A

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>ESTIMATED QUANTITY</u>	<u>UNIT</u>	<u>UNIT PRICE</u>	<u>ESTIMATED TOTAL PRICE</u>
101	Mobilization	1	LS	5,000.00	5,000.00
102	8-Inch Sanitary Sewer Main	1017	LF	50.00	50,850.00
104	Sewer Force Main Pipe Bend	3	EA	800.00	2,400.00
105	48" Sanitary Sewer Manhole	3	EA	3,200.00	9,600.00
106	Sewer Force Main Slipped into Existing	1221	LF	25.00	30,525.00
107	Sewer Force Main	1017	LF	50.00	50,850.00
108	Type 2 Pipe Bedding	30	CY	30.00	900.00
137	Miscellaneous Work	1	LS	8,000.00	<u>8,000.00</u>
				Subtotal	\$158,125.00
				Construction Engineering (5%)	7,906.00
				City Inspection (5%)	7,906.00
				Contingency (7%)	<u>11,069.00</u>
				Total Estimated Construction Cost	\$185,006.00

AGRITECH PARK - CONSTRUCTION COST ESTIMATE

Lot 10 and 18th Ave N Storm Water Facilities

<u>Work Item</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Mobilization and Permits	1	LS	10,000.00	10,000.00
18th Ave Ditch Grading	1800	LF	11.00	19,800.00
18th Ave Ditch Check Dams	1030	LF	13.50	13,905.00
Pond Excavation and Embankment	3200	CY	12.00	38,400.00
24" RCP Culvert	72	LF	58.00	4,176.00
Drainage Swale w/ Check Dams	320	LF	30.00	9,600.00
Hydraulic Structures	2	EA	14,000.00	28,000.00
Access Road from 67th St	350	LF	44.00	15,400.00
Salvage and Replace Topsoil	850	CY	12.00	10,200.00
Seeding and Fertilizing	2.1	AC	5,200.00	10,920.00
Miscellaneous Work	7,000	EA	1.00	<u>7,000.00</u>
			Subtotal	\$167,401.00
			Design Engineering (6%)	10,044.00
			Construction Engineering (7%)	11,718.00
			Contingency (6%)	<u>10,044.00</u>
			Total Estimated Construction Cost	\$199,207.00

AGRITECH PARK - CONSTRUCTION COST ESTIMATE

Private Utility Extensions to serve Lots 1 thru 10

Work Item	Quantity	Units	Unit Cost	Total Cost
Communications (3 Rivers - Quote for Fiber)	1	LS	\$28,500.00	\$28,500.00
Natural Gas (Energy West)	1	LS	\$38,700.00	\$38,700.00
Electricity (Northwestern Energy)	1	LS	\$15,000.00	\$15,000.00
Communications (Optimum and Century Link to provide quotes)	1	LS	\$30,000.00	<u>\$30,000.00</u>
			Subtotal	\$112,200.00
			Contingency (15%)	<u>\$16,830.00</u>
			Total Estimated Construction Cost	<u>\$129,030.00</u>

AGRITECH PARK - CONSTRUCTION COST ESTIMATE

Rail Serving Lots 1- 6 same cost as Lots 1- 8 (except Lot 5A)

<u>Work Item</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Total Cost</u>
Mobilization	1	LS	\$30,000	\$30,000.00
Earthwork to Reroute Existing Track at Mainline Connection	1,400	LF	\$46	\$64,400.00
Relocate 16" Water Main at Track Realignment	500	LF	\$60	\$30,000.00
Extend Water Main Encasement Pipe	35	LF	\$350	\$12,250.00
Track (115 lb track)	6,350	LF	\$200	\$1,270,000.00
Runaround siding (2,000 LF capacity)	2,268	LF	\$200	\$453,600.00
No. 9-115 lb turnout (runaround, crossover switches)	4	EA	\$65,000	\$260,000.00
Road Crossing Surface	2	EA	\$72,000	\$144,000.00
Crossing Signals	1	EA	\$270,000	\$270,000.00
Double Switch Point Derail	1	EA	\$30,000	\$30,000.00
Culverts, Seeding	1	LS	\$18,000	\$18,000.00
Miscellaneous Work	1	LS	\$80,000	\$80,000.00
			Subtotal	\$2,662,250.00
				\$18,000.00
		Signal Design and Inspection		\$133,113.00
		Engineering (5%)		<u>\$266,225.00</u>
		Contingency (10%)		
			Subtotal	\$3,079,588.00

Sole Source BNSF Railway Costs - Lots 1 thru 8 (except Lot 5A)

<u>Work Item</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Total Cost</u>
BNSF Mainline Switch	1	LS	\$185,005	\$185,005.00
Mainline Switch Heater and Power	1	LS	\$62,000	\$62,000.00
BNSF Reroute of Existing Mainline at Connection	1,400	LF	\$242	<u>\$338,324.00</u>
			BNSF Subtotal	\$585,329.00
			Total	\$3,664,917.00

AGRITECH PARK - CONSTRUCTION COST ESTIMATE

Overlay 18th Ave North for Lot 6

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	ESTIMATED TOTAL PRICE
101	2" TH Asphalt Overlay	2002	SY	10.80	21,621.60
102	Tack Coat	240	GAL	7.00	1,680.00
103	Striping - White Paint	213	SF	0.75	159.75
104	Striping - Yellow Paint	213	SF	0.75	159.75
105	Stop Bar	1	EA	80.00	80.00
106	Helmeted Bicyclist Symbol	2	EA	40.00	80.00
107	Directional Arrow	2	EA	40.00	80.00
105	Stop Bar	1	EA	80.00	80.00
106	Helmeted Bicyclist Symbol	2	EA	40.00	80.00
107	Directional Arrow	2	EA	40.00	80.00
108	Miscellaneous Work	1	LS	5,000.00	<u>5,000.00</u>
				Rounded Subtotal	29,101.00
				Construction Engineering (5%)	1,455.00
				City Inspection (5%)	1,455.00
				Contingency (7%)	<u>2,037.00</u>
				Total Estimated Construction Cost	\$34,048.00

AGRITECH PARK - CONSTRUCTION COST ESTIMATE

Water Main Extensions for Lot 6

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	ESTIMATED TOTAL PRICE
101	Mobilization (5% Max)	1	LS	10,000.00	10,000.00
103	12-Inch PVC Water Main	120	LF	54.00	6,480.00
104	16-Inch PVC Water Main	335	LF	65.00	21,775.00
105	12-Inch Valve and Valve Box	1	EA	3,400.00	3,400.00
106	16-Inch Valve and Valve Box	1	EA	4,800.00	4,800.00
107	Fire Hydrant Assembly	2	EA	5,600.00	11,200.00
108	Fittings	1162	LB	8.00	9,296.00
109	Type 2 Pipe Bedding	30	CY	30.00	900.00
114	Surface Restoration	455	LF	5.00	2,275.00
115	Miscellaneous Work	12000	EA	1.00	<u>12,000.00</u>
				Subtotal	83,026.00
				Construction Engineering (5%)	4,151.00
				City Inspection (5%)	4,151.00
				Contingency (7%)	<u>5,812.00</u>
				Total Estimated Construction Cost	\$97,140.00

AGRITECH PARK - CONSTRUCTION COST ESTIMATE

Wastewater Lift Station and Lot 6 Sanitary Sewer Main Extension

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	ESTIMATED TOTAL PRICE
101	Mobilization	1	LS	20,000.00	20,000.00
102	8-Inch Sanitary Sewer Main	379	LF	55.00	20,845.00
103	48" Sanitary Sewer Manhole	1	EA	3,200.00	3,200.00
104	Sewer Force Main	360	LF	55.00	19,800.00
105	Type 2 Pipe Bedding	50	CY	30.00	1,500.00
106	Trench Surface Restoration	1	LS	1,500.00	1,500.00
107	Trench Plugs	3	EA	70.00	210.00
108	Trench Insulation	328	LF	6.00	1,968.00
109	Submersible Lift Station Equipment & Installation	1	LS	32,000.00	32,000.00
110	2" Sch 80 PVC Drain Pipe	12	LF	80.00	960.00
111	2" Curb Stop with Box	1	EA	460.00	460.00
112	9' Diameter Concrete Wet-Well	1	EA	24,000.00	24,000.00
113	Lift Station & Valve Vault Excavation	1	LS	32,000.00	32,000.00
114	Lift Station & Valve Vault Backfill	1	LS	8,500.00	8,500.00
115	4" Ductile Iron Pipe	1	LS	5,000.00	5,000.00
116	6" Ductile Iron Discharge Pipe & Fittings	48	LF	70.00	3,360.00
117	8" Ductile Iron Forcemain Pipe & Fittings	5	LF	180.00	900.00
118	4" Plug Valve	1	EA	1,500.00	1,500.00
119	6" Plug Valve	2	EA	2,000.00	4,000.00
120	6" Check Valve	2	EA	2,800.00	5,600.00
121	Pre-cast Concrete Valve Vault	1	EA	16,000.00	16,000.00
122	Miscellaneous Pipe Supports	1	LS	4,500.00	4,500.00
123	Aluminum Hatch	1	EA	3,200.00	3,200.00
124	Lift Station Site Grading & Restoration	1	LS	5,500.00	5,500.00
125	14" Gravel Access Road and Parking	480	SY	30.00	14,400.00
126	Geotextile Separation Fabric	400	SY	2.00	800.00
127	Bollard	3	EA	700.00	2,100.00
128	Electrical Service, Panels & Installation	1	LS	32,000.00	32,000.00
129	Lift Station Controls & Communication	1	LS	36,000.00	36,000.00
130	Miscellaneous Work	1	LS	50,000.00	50,000.00

Subtotal \$351,803.00

Construction Engineering (6%) 21,108.00

City Inspection (10%) 35,180.00

Contingency (10%) 35,180.00

Total Estimated Construction Cost **\$443,271.00**

AGRITECH PARK - CONSTRUCTION COST ESTIMATE

Reconstruct 67th St N for Lots 7 thru 10

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	ESTIMATED TOTAL PRICE
101	Mobilization	1	LS	8,000.00	8,000.00
102	Excavation and Embankment	3500	CY	14.00	49,000.00
103	Topsoil	700	CY	16.00	11,200.00
104	Special Borrow	3600	CY	32.00	115,200.00
105	Gravel Base Course	800	CY	38.00	30,400.00
106	Geotextile Fabric	8340	SY	2.00	16,680.00
107	5" Asphalt Surfacing	2350	TN	110.00	258,500.00
108	Striping - White Paint	2,900	SF	0.75	2,175.00
109	Striping - Yellow Paint	1,450	SF	0.75	1,087.50
110	Helmeted Bicyclist Symbol	4	EA	40.00	160.00
111	Directional Arrow	4	EA	40.00	160.00
112	Sign Panel - Aluminum Type IV	22	SF	60.00	1,320.00
113	Sign Post - 4" Timber	42	LF	55.00	2,310.00
114	Miscellaneous Work	1	LS	20,000.00	<u>20,000.00</u>
				Subtotal	\$516,192.50
				Contingency (10%)	51,619.00
				Construction Engineering (15%)	<u>77,429.00</u>
				Total Estimated Construction Cost	\$645,241.00

AGRITECH PARK - CONSTRUCTION COST ESTIMATE

Water Main Extensions for Lots 7 thru 10

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	ESTIMATED TOTAL PRICE
101	Mobilization (5% Max)	1	LS	5,000.00	5,000.00
102	6-Inch PVC Water Main	5	LF	32.00	160.00
103	12-Inch PVC Water Main	1200	LF	52.00	62,400.00
104	12-Inch Valve and Valve Box	2	EA	3,400.00	6,800.00
105	Fire Hydrant Assembly	3	EA	5,500.00	16,500.00
106	Fittings	500	LB	8.00	4,000.00
107	Type 2 Pipe Bedding	40	CY	25.00	1,000.00
108	Surface Restoration	1200	LF	2.00	2,400.00
109	Miscellaneous Work	8000	EA	1.00	<u>8,000.00</u>
				Subtotal	106,260.00
				Contingency (10%)	10,626.00
				Engineering and City Inspection (15%)	<u>15,939.00</u>
				Total Estimated Construction Cost	\$132,825.00

AGRITECH PARK - CONSTRUCTION COST ESTIMATE

Extend Gravity Sewer Main to serve Lots 7 thru 10

ITEM	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	ESTIMATED TOTAL PRICE
101	Mobilization (5% Max)	1	LS	5,000.00	5,000.00
102	8-Inch Sanitary Sewer Main	1171	LF	55.00	64,405.00
103	48" Sanitary Sewer Manhole	3	EA	3,800.00	11,400.00
104	6" Sewer Service	4	EA	3,500.00	14,000.00
105	Type 2 Pipe Bedding	40	CY	30.00	1,200.00
106	Trench Surface Restoration	1	LS	3,500.00	3,500.00
107	Miscellaneous Work	1	EA	8,438.00	<u>8,438.00</u>
				Subtotal	\$107,943.00
				Engineering and City Inspection (8.5%)	9,323.00
				Contingency (5%)	<u>5,397.00</u>
				Total Estimated Construction Cost	\$122,663.00

AGRITECH PARK - CONSTRUCTION COST ESTIMATE
Rail Serving Lots 9-10

<u>Work Item</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Total Cost</u>
<u>Construct Rail to Serve Lots 9 and 10</u>				
Track (115 lb track)	2,050	LF	200.00	410,000.00
Earthwork	1	LS	20,000.00	20,000.00
Road Crossing Surface	1	EA	65,000.00	65,000.00
Double switch point Derail	1	EA	30,000.00	30,000.00
Miscellaneous Work	1	LS	30,000.00	<u>30,000.00</u>
			Subtotal	\$555,000.00
			Construction Engineering (8%)	\$44,400.00
			Contingency (15%)	<u>\$83,250.00</u>
			Total	\$682,650.00