

**SOUTH RAPID CITY IMPROVEMENTS
ESTIMATED PROBABLE COSTS**

Moon Meadows & HWY 16B Sanitary Sewer		Phase I and II		9/22/2011	
ITEM	Quantity	Unit Cost	TIF Total	Developer not in Tif	Total Costs
Mobilization, LS	2	10,000.00	20,000.00	\$5,000.00	25,000.00
Grading, CYD	250000	4.00	1,000,000.00	\$400,000.00	1,400,000.00
Salvage and Place Top soil, CY	25000	5.50	137,500.00	\$100,000.00	237,500.00
12" Sanitary Sewer Main, LFT	6600	40.00	264,000.00		264,000.00
Sanitary Sewer Manhole, EA	16	3,950.00	63,200.00		63,200.00
Turn Lanes at Moon Meadows, LS	2	100,000.00	200,000.00		200,000.00
Traffic Signal, EA	1	250,000.00	250,000.00		250,000.00
Water Main HWY 16 Crossing, EA	1	100,000.00	100,000.00		100,000.00
Moon Meadows, LFT	1320	600.00	792,000.00		792,000.00
Necessary and Convenient Costs			91,068.60		91,068.60
TOTAL CONSTRUCTION			2,917,768.60		2,917,768.60
Surveying			20,000.00	\$65,000.00	85,000.00
Testing			10,000.00	\$20,000.00	30,000.00
Engineering			178,920.00	\$250,000.00	428,920.00
Contingencies (7% based on construction costs)			212,493.40	\$200,000.00	412,493.40
TOTAL COSTS			3,339,182.00	\$1,040,000.00	\$4,379,182.00
OTHER DEVELOPER COST OF BUSINESS					
Plus the \$150,000 not included in the TIF District	\$ 150,000.00		\$ 3,489,182.00		
Internal Roads				\$1,500,000.00	\$1,500,000.00
Drainage Facilites				\$700,000.00	\$700,000.00
Major Internal Road				\$1,500,000.00	\$1,500,000.00
Offsite Moon Meadows				\$1,500,000.00	\$1,500,000.00
To Lot Infrastructor (\$1.00 sq foot)				\$1,382,400.00	\$1,382,400.00
Cost of Land				\$2,000,000.00	\$2,000,000.00
			Total Development Costs	\$9,622,400.00	\$12,961,582.00
Square Feet Land (34 acres)	1,481,040	Ave. Sale \$7.50 sf.	\$11,107,800.00		
		with TIF	Net Profit	\$1,485,400.00	
		without TIF	Net Profit	-\$1,853,782.00	