



Date: April 23, 2024

To: Sarah Hanzel
City of Rapid City Community Development Department

Engineer: Mr. Michael Towey, PE
Towey Design Group, Inc.

RE: Proposed TIF on Reservoir Road Narrative of Costs
Rapid City, SD

Per your request, please find attached to this memorandum

- A Cost Estimate for Reservoir Road Improvements
- An exhibit showing Grading for the proposed subdivision and Anamosa Street corridor.

The cost of public improvements consists entirely within the TIF boundary and include but are not limited to, general grading of the street, base course and asphalt pavement surfacing along the Reservoir Road alignment. The TIF also includes the necessary concrete pavement for a 5' sidewalk and C-wall within the provided ROW of Reservoir Road.

The TIF is proposed to cover the following improvements to proposed Reservoir Road located within the proposed TIF boundary.

All surface and subsurface improvements to Reservoir Road, including but not limited to asphalt paving, base course, concrete fillets, curb and gutter, handicap ramps, 5' sidewalk on the east and west sides of the Reservoir Road alignment, permanent gravel surfacing located within the TIF boundary, concrete C-wall, reinforced driveway approaches, pavement markings, lane striping, turn arrows, required signage and the general grading of the road. These improvements are located between stations 1+00 and 24+20 generally within the proposed Reservoir Road Right-of-Way.

All necessary removals for the construction of the Reservoir Road grading and pavement. Including but not limiting to riprap, relocation of a fire hydrant, chain link fencing, barbwire fencing, gravel surfacing, removing and relocating utility boxes and pedestals, utility conduit, existing sidewalk, concrete curb and gutter and concrete fillets. Also including but not limited to sheds, trailers and mobile home trailers. All located with the TIF boundary and the proposed Reservoir Road ROW ranging from Stations 0+00 to 24+20.

Required Excavation and Topsoil stockpiles for the construction of Reservoir Road and Anamosa Streets future Right-of-Way's located within the TIF boundary. Including but not limited to excavation, stockpiling, topsoil, general grading, seeding, fertilizing and mulching. All excavation located within the TIF boundary and the proposed Reservoir Road ROW ranging from Stations 0+00 to 24+20 for the Reservoir Road alignment and Stations 2+50 to 16+00.



All water improvements required by Rapid Valley Sanitary District located within the Reservoir Road ROW and the TIF boundary. This includes the construction of a 12" water main ranging from stations 17+40 to 24+20, as well as necessary appurtenances required for the water main construction including but not limited to bends, couplings, valves, tee's, end caps and fire hydrants. An 8" water main crossing is proposed near station 19+77 as well as all required fittings mentioned above and a 12" water main crossing for Anamosa Street intersection is proposed near station 23+87 as well as all required fittings mentioned above.

Improvements to the required Sanitary Sewer improvements located within the TIF boundary. Including but not limited to adjusting an existing sanitary manhole. Located near station 1+55.

Storm Sewer improvements along the proposed Reservoir Road ROW and within the TIF boundary. Including but not limited to 2'x3' Type B inlets, 3'x4' Type B inlets, 4'x11' Type S inlets, storm sewer manholes, and riprap. All generally located between stations 0+00 to 24+20. Also including 18" storm pipe generally ranging from stations 0+00 to 7+00 and 10+30 to 19+00, and 24" storm pipe (with 18" crossing pipes) generally ranging from stations 19+00 to 24+20.

Erosion control measures located within the proposed Reservoir Road ROW and TIF boundary. Including but not limited to inlet protection, silt fencing, wattles, vehicle tracking control, erosion control blankets and concrete washout areas. Generally ranging between stations 0+00 to 24+20.

Utility work located within Reservoir Road ROW and TIF boundary. Including but not limited to pole adjustment, adjusting conduit and pedestals for work resulting from new Reservoir Road profile. Relocation of existing mains and addition of new mains/ services.

Total cost for the project is estimated at \$3,674,258.50 by TDG. The proposed construction of Reservoir Road would occur in 2024/ 2025.

Please feel free to contact me at any time with questions comments or additional needs with this submittal.



Owner: Ennen Development, LLC.
Project: Ennen Subdivision Summary (v9)
Date: 5/7/2024
Contractor: Site Work Specialists

	Phase 1	Phase 2	Phase 3	Reservoir Road	Totals	
100	General	\$ 72,500.00	\$ 72,500.00	\$ 55,000.00	\$ 172,500.00	\$ 372,500.00
200	Excavation/Grading	\$ 139,892.00	\$ 144,868.00	\$ 152,300.00	\$ 174,405.00	\$ 611,465.00
300	Sanitary Sewer	\$ 344,612.00	\$ 253,824.00	\$ 156,152.00	\$ -	\$ 754,588.00
400	Water	\$ 499,280.00	\$ 369,230.00	\$ 241,180.00	\$ 156,010.00	\$ 1,265,700.00
500	Storm Sewer	\$ 495,947.00	\$ 104,994.00	\$ -	\$ 525,906.00	\$ 1,126,847.00
600	Surfacing	\$ 705,300.00	\$ 681,280.00	\$ 436,618.00	\$ 1,385,027.50	\$ 3,208,225.50
700	Erosion Control	\$ 28,000.00	\$ 18,000.00	\$ 20,300.00	\$ 39,000.00	\$ 105,300.00
800	Miscellaneous	\$ 274,500.00	\$ 239,750.00	\$ 175,075.00	\$ 412,875.00	\$ 1,102,200.00
900	Reservoir/Anamosa Inter.	\$ -	\$ -	\$ -	\$ 89,192.00	\$ 89,192.00
	Construction Subtotal:	\$ 2,560,031.00	\$ 1,884,446.00	\$ 1,236,625.00	\$ 2,954,915.50	\$ 8,636,017.50

900	Engineering Design	\$ 115,000.00	\$ 93,000.00	\$ 97,500.00	\$ 295,492.00	\$ 600,992.00
925	Traffic Study	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 25,000.00
950	Geotechnical Evaluation	\$ 15,000.00	\$ -	\$ -	\$ 10,000.00	\$ 25,000.00
975	Developer Fee (6%)	\$ 170,138.00	\$ 126,147.00	\$ 86,648.00	\$ -	\$ 382,933.00
1000	Land Cost	\$ 145,600.00	\$ 125,000.00	\$ 110,000.00	\$ -	\$ 380,600.00
	Design and Land Subtotal:	\$ 445,738.00	\$ 344,147.00	\$ 294,148.00	\$ 330,492.00	\$ 1,414,525.00

1100	Contingency (varies)	\$ 150,289.00	\$ 222,860.00	\$ 153,078.00	\$ 328,541.00	\$ 854,768.00
1200	Excise Tax	\$ 52,251.00	\$ 38,462.00	\$ 25,240.00	\$ 60,310.00	\$ 176,263.00
	Contingency and Excise Tax Subtotal:	\$ 202,540.00	\$ 261,322.00	\$ 178,318.00	\$ 388,851.00	\$ 1,031,031.00

	Totals:	\$ 3,208,309.00	\$ 2,489,915.00	\$ 1,709,091.00	\$ 3,674,258.50	\$ 11,081,573.50
		67 lots	55 lots	34 lots	156 Total	
		\$ 47,885.21	\$ 45,271.18	\$ 50,267.38	\$ 47,482.79	