

Rock Chalk Park - Infrastructure Report

FINAL

The following report is the final report for the construction of infrastructure at Rock Chalk Park. The format follows the sections outlined in the development agreement and attached is a final estimate of costs compared to the amounts approved in the development agreement. Green highlighted items on the spreadsheet have been measured by city inspection staff and yellow highlighted items on the spreadsheet are estimated quantities complete for lump sum and grading items. The percent complete column is based on measured versus plan quantities.

City Staff met with Bliss Sports II/RCP, LCC bi-weekly about infrastructure throughout the project. The majority of work completed has been inspected and installed to City specifications. Quantities of work completed have been measured by the City and provided to Bliss Sports II/RCP, LLC. There have been no major changes to the design, scope, functionality or amenities of the infrastructure plans. There have been some minor changes to work items under the scope of the development agreement and they are outlined in the change order section. There were three additional change orders not within the scope of the development agreement that are listed separate. At the conclusion of the project a total of \$11,598,439.03 of the estimated \$12,265,168.65 for infrastructure work was completed. Attached is [Supporting Documentation](#) of costs and fees.

General

- Mobilization is 100% complete
- Construction Staking - actual costs were \$161,700.
- Seeding Mulching & Fertilizing is 100% complete
- Utilities Connection fees and expenses - actual costs were \$39,750.
- Traffic Control is 100% complete
- Erosion & Sediment Control is 100% complete
- Legal Fees per Development Agreement - \$212,435.81, documentation attached.
- Loan Origination fees for Project Financing - actual costs were \$158,643.75 per letter from Emprise Bank
- Loan for project financing - actual costs were \$449,081.54 per letter from Emprise Bank
- Construction Management fee 2.5% on costs minus fees - \$247,059.22
- Professional Fees - \$555,198.70, documentation attached.

Site Grading

- Work to complete Site Grading was 100% complete as of August 2014
- Summary of Costs:
 - Cost per development agreement: \$850,500
 - Final construction cost: \$850,500

Retention Ponds

- Work to complete the Retention Ponds was 100% complete as of July 2013
- Summary of Costs:
 - Cost per development agreement: \$156,250
 - Final construction cost: \$156,250

Natural Trails and Eight Lighted Tennis Courts

- Work to complete Trails and Tennis Courts was 100% complete as of August 2014
- Summary of Costs:
 - Cost per development agreement: \$1,214,520
 - Final construction cost: \$1,211,805
- One underrun on quantities:
 - Trail cost was under by \$2715.
- The post-tension concrete for the tennis courts was a change order requested by the city and the additional cost was \$58,765.

Waterline

- Work to complete Waterline was 100% complete as of November 2013
- Summary of Costs:
 - Cost per development agreement: \$468,061.65
 - Final construction cost: \$462,522.49
- Two overruns on quantities:
 - 12" C900 DR14 Waterline: 12 extra feet, cost = \$442.44
 - 8" PVC C900 DR14 Waterline: 14 extra feet, cost = \$406
 - Fire Hydrant Assembly: 1 extra, cost = \$3300
- One underrun on quantities:
 - Flowable fill - an estimated 384.5 CY was assumed based on the unit price provided for the Sanitary Sewer flowable fill (\$70/CY). The 247 CY of flowable fill used for waterline the total cost would be \$17,290; an underrun cost of \$9620
- All other items were installed at 100% of plan quantities

Sanitary Sewer

- Work to complete Sanitary Sewer was 100% complete as of October 2013

- Summary of Costs:
 - Cost per development agreement: \$162,842.50
 - Final construction cost: \$174,191.50
- Two overruns on quantities:
 - Extra Depth manhole: 6.2 extra feet, cost = \$359
 - Flowable Fill - 155 CY extra, cost = \$10,990
- All other items were installed at 100% of plan quantities

Storm Sewer

- Work to complete Storm Sewer was 100% complete as of November 2013
- Summary of Costs:
 - Cost per development agreement: \$82,688.75
 - Final construction cost: \$82,688.75
- One additional 12" HDPE storm sewer pipe and 12" CMP End Section was installed to alleviate a drainage concern along Rock Chalk Drive; because there are no 12" pipe quantities in the plans, the items were added to the Change Order section.

Parking Lot Lights

- Work to complete Parking Lot Lights was 100% complete as of July 2014
- Summary of Costs:
 - Cost per development agreement: \$240,000
 - Final construction cost: \$232,000
- One underrun on quantities:
 - Electric service - labor actual cost was \$22,000; underrun of \$8000.

Landscaping

- Work to complete Landscaping was 100% complete as of August 2014
- Summary of Costs:
 - Cost per development agreement: \$583,850
 - Pending Documentation, Final construction cost: \$487,050
- Additional trees and shrubs were installed over plan quantities. \$100,000 in additional landscaping documentation is attached.
- Quantity underruns:
 - Site entry sign - actual cost was \$53,200

Rock Chalk Drive & George Williams

- Work to complete Rock Chalk Drive & George Williams was 100% complete in July 2014.
- Summary of Costs:
 - Cost per development agreement: \$1,026,225.25
 - Final construction cost: \$893,201.00

- Plans for concrete pavement on George Williams Way was to be 10". Pavement installed average 9". A 10% reduction in concrete pavement is added to the change order section, -\$11,641.58.
- Quantity underruns:
 - Concrete pavement, curb & gutter, sidewalk and shared-use path
 - 12" fly ash & 4" AB3 was changed to 9" fly ash as recommended by the city - already on the approved public improvement plans. Cost for change is accounted for in the change order section.
- Quantity overruns:
 - 4" Conduit was installed per plans along George Williams Way and Rock Chalk Lane and the 2" conduit was installed as 4" conduit at city request. This change resulted in a total of 2698 LF of 4" conduit installed on site.

Overflow Parking Lot

- Work to complete Overflow Parking Lot was 100% complete as of July 2014
- Summary of Costs:
 - Cost per development agreement: \$68,200.00
 - Final construction cost: \$65,400.00
- Quantity underruns:
 - Concrete access ramps underran plan quantity by \$2800.

Parking Lot/Access Drives

- Work to complete Parking Lot/Access Drives was 100% complete as of July 2014
- Summary of Costs:
 - Cost per development agreement: \$3,821,846.50
 - Final construction cost: \$3,269,960.15
- Quantity underruns:
 - 8" concrete, curb and gutter, sidewalk and treatment of subgrade were less than plan quantity
 - Due to cold weather the parking lot north of the KU track facility was not treated with fly ash before paving. The City and Bliss Sports agreed to use 12" crushed concrete thickness instead of fly ash and cost is accounted for in change order section.
 - Fire lane / access roads - the access road installed around the west side of the KU Track Facility was not inspected or accounted in the quantities because the concrete used did not meet city specifications for durable aggregate.

Rock Chalk Lane and Rock Chalk Parkway

- Work to complete Rock Chalk Lane and Rock Chalk Parkway was 100% complete as of August 2014.
- Summary of Costs:
 - Cost per development agreement: \$945,083.99
 - Final construction cost: \$875,222.36

- Quantity underruns:
 - Concrete pavement, curb and gutter, sidewalk and subgrade underran plan quantities

Chip and Seal County Road

- Work to complete Chip and Seal County Road is 100% complete as of July 2014
- Summary of Costs:
 - Cost per development agreement: \$18,000.00
 - Final construction cost: \$16,200.00
- Quantity underruns:
 - The chip and seal of E. 902 Rd was measured at 9000 SY.

Rec Center Pad

- Work to complete the rec center pad is 100% complete as of July 2013.
- Summary of Costs:
 - Cost per development agreement: \$432,500
 - Final construction cost: \$432,500

Change Orders (Within Development Agreement)

- Change Order 1: 600 LF of 3" conduit for security cameras; \$6000.00
- Change Order 2: Treatment of subgrade 9" flyash on Rock Chalk Drive and George Williams Way; \$51,453.00
- Change Order 3: 12" HDPE storm sewer pipe; \$966.00
- Change Order 4: 12" CMP End Section; \$450.00
- Change Order 5: 5998 SY 12" Subgrade Crushed Concrete in Parking Lot; \$55,961.34
- Change Order 6: Design of Low Water crossing - deduct in cost for city to hire consultant to review hydrology and hydraulics; \$-12,960
- Change Order 7: GWW Pavement Thickness - deduct in cost for 9" installed instead of 10"; \$-11,641.80.
- Total additional work by change order completed under development agreement was \$90,228.76

Change Orders (Additions Requested by City)

- Change Order 8: 4" Conduit (GWW, 6th Street to Rock Chalk Drive) - Work included trenching and installing two 4" conduits from 6th Street to the conduits installed on site per public improvement plans; \$52,000.
- Change Order 9: Tennis Courts Post Tension Concrete - Change to use concrete instead of asphalt for long term durability; \$58,765.
- Change Order 10: Contract Performance and Payment Bond - Requested by city to guarantee completion of the project; \$50,889.
- Total additional work by change order in addition to the development agreement was \$161,654.00

ESTIMATE OF WORK COMPLETE

DATE: October 31, 2014

FOR PERIOD: Final

ESTIMATE No.: 13 & Final

MEASURED

PROJECT LOCATION: Rock Chalk Site Work

ESTIMATE ON ITEMS

ITEM	DESCRIPTION	UNIT	QUANTITY	CONTRACTED		COMPLETED TO DATE		Percent Complete	COMPLETED THIS PAY PERIOD	
				UNIT PRICE	AMOUNT	UNIT	AMOUNT		UNIT	AMOUNT
	General	Unit	Quantity	Unit cost	Total					
1	Mobilization	LS	1	\$ 400,000.00	\$ 400,000.00	1.00	\$ 400,000.00	100%		\$ -
2	Construction Staking	LS	1	\$ 225,000.00	\$ 225,000.00	0.72	\$ 161,700.00	72%		\$ -
3	Seeding, Mulching & Fertilizing	AC	20	\$ 1,500.00	\$ 30,000.00	20.00	\$ 30,000.00	100%		\$ -
4	Utilities Connection fees and expenses	LS	1	\$ 55,000.00	\$ 55,000.00	0.72	\$ 39,750.00	72%		\$ -
5	Traffic Control	LS	1	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00	100%		\$ -
6	Erosion & Sediment Control	LS	1	\$ 40,000.00	\$ 40,000.00	1.00	\$ 40,000.00	100%		\$ -
7	Legal Fees per Development Agreement	LS	1	\$ 167,836.00	\$ 167,836.00	1.27	\$ 212,535.81	127%		\$ -
8	Loan origination fees for project financing	LS	1	\$ 150,000.00	\$ 150,000.00	1.06	\$ 158,643.75	106%		\$ -
9	Loan interest for project financing	LS	1	\$ 309,515.00	\$ 309,515.00	1.45	\$ 449,081.54	145%		\$ -
10	Construction Management fee 2.5% on \$11.5M	LS	1	\$ 287,500.00	\$ 287,500.00	0.86	\$ 247,059.22	86%		\$ -
11	Professional Fees	LS	1	\$ 525,000.00	\$ 525,000.00	1.06	\$ 555,198.70	106%		\$ -
	General Sub Total				\$ 2,194,851.00		\$ 2,298,969.02	105%		\$ -

	Site Grading	Unit	Quantity	Unit cost	Total					
12	Site strip	CY	32,000	\$ 2.25	\$ 72,000.00	32,000.00	\$ 72,000.00	100%		\$ -
13	Site Excavation	CY	180,000	\$ 2.25	\$ 405,000.00	180,000.00	\$ 405,000.00	100%		\$ -
14	Compaction	CY	160,000	\$ 1.10	\$ 176,000.00	160,000.00	\$ 176,000.00	100%		\$ -
15	Topsoil Replacement/fine grade	CY	10,000	\$ 10.00	\$ 100,000.00	10,000.00	\$ 100,000.00	100%		\$ -
16	Rock Excavation	CY	9,750	\$ 10.00	\$ 97,500.00	9,750.00	\$ 97,500.00	100%		\$ -
	Site Grading Sub Total				\$ 850,500.00		\$ 850,500.00	100%		\$ -

	Retention Ponds	Unit	Quantity	Unit cost	Total					
17	Rock Excavation	CY	10,000	\$ 10.00	\$ 100,000.00	10,000.00	\$ 100,000.00	100%		\$ -
18	Dirt Excavation	CY	5,000	\$ 2.25	\$ 11,250.00	5,000.00	\$ 11,250.00	100%		\$ -
19	Faircloth skimmers	LS	3	\$ 10,000.00	\$ 30,000.00	3.00	\$ 30,000.00	100%		\$ -
20	Storm structure	LS	3	\$ 5,000.00	\$ 15,000.00	3.00	\$ 15,000.00	100%		\$ -
	Retention Ponds Sub Total				\$ 156,250.00		\$ 156,250.00	100%		\$ -

	Natural Trails and Eight Lighted Tennis Courts	Unit	Quantity	Unit cost	Total					
21	Tennis Courts	LS	1	\$ 640,000.00	\$ 640,000.00	1.00	\$ 640,000.00	100%		\$ -
22	Retaining Walls at Tennis Courts	LS	1	\$ 170,000.00	\$ 170,000.00	1.00	\$ 170,000.00	100%		\$ -
23	Natural trail 10' Approx. 5 = miles	SY	33,710	\$ 12.00	\$ 404,520.00	33,483.75	\$ 401,805.00	99%		\$ -
	Trails and Tennis Courts Sub Total				\$ 1,214,520.00		\$ 1,211,805.00	100%		\$ -

ESTIMATE OF WORK COMPLETE

DATE: October 31, 2014

FOR PERIOD: Final

ESTIMATE No.: 13 & Final

MEASURED

PROJECT LOCATION: Rock Chalk Site Work

ESTIMATE ON ITEMS

ITEM	DESCRIPTION	UNIT	QUANTITY	CONTRACTED		COMPLETED TO DATE		Percent Complete	COMPLETED THIS PAY PERIOD	
				UNIT PRICE	AMOUNT	UNIT	AMOUNT		UNIT	AMOUNT

	Waterline	Unit	Quantity	Unit cost	Total				
22	Connect to Existing water line	EACH	1	\$ 750.00	\$ 750.00	1.00	\$ 750.00	100%	\$ -
23	12" C900 DR14 Water line	LF	7,642	\$ 36.87	\$ 281,760.54	7,654.00	\$ 282,202.98	100%	\$ -
24	8" PVC C900 DR14 Water line	LF	472	\$ 29.00	\$ 13,688.00	486.00	\$ 14,094.00	103%	\$ -
25	3" M.J. Gate Valve	EACH	2	\$ 500.00	\$ 1,000.00	2.00	\$ 1,000.00	100%	\$ -
26	6" M.J. Gate Valve	EACH	2	\$ 825.00	\$ 1,650.00	2.00	\$ 1,650.00	100%	\$ -
27	8" M.J. Gate Valve	EACH	2	\$ 1,300.00	\$ 2,600.00	2.00	\$ 2,600.00	100%	\$ -
28	12" MJ Gate Valve	EACH	33	\$ 1,500.00	\$ 49,500.00	33.00	\$ 49,500.00	100%	\$ -
29	Fire Hydrant Assembly	EACH	17	\$ 3,300.00	\$ 56,100.00	18.00	\$ 59,400.00	106%	\$ -
30	Private Fire Hydrant Assembly (Painted Red)	EACH	2	\$ 3,300.00	\$ 6,600.00	2.00	\$ 6,600.00	100%	\$ -
31	Flowable Fill	LS	1	\$ 26,910.00	\$ 26,910.00	0.64	\$ 17,222.40	64%	\$ -
32	2" Curb Stop with Auto Flusher and RIPRAP	LS	1	\$ 6,000.00	\$ 6,000.00	1.00	\$ 6,000.00	100%	\$ -
33	Water Meter Pits	LS	1	\$ 20,303.11	\$ 20,303.11	1.00	\$ 20,303.11	100%	\$ -
34	Concrete Encasement	LF	20	\$ 60.00	\$ 1,200.00	20.00	\$ 1,200.00	100%	\$ -
	Waterline Sub Total				\$ 468,061.65		\$ 462,522.49	99%	\$ -

	Sanitary Sewer	Unit	Quantity	Unit cost	Total				
35	8" SDR26 PVC granular embedment	LF	2,019	\$ 44.00	\$ 88,836.00	2,019.00	\$ 88,836.00	100%	\$ -
36	STD Manhole 4" DIA, 6' Depth	EACH	8	\$ 2,000.00	\$ 16,000.00	8.00	\$ 16,000.00	100%	\$ -
37	Extra Depth 4' DIA Manhole	VF	12.46	\$ 100.00	\$ 1,246.00	16.05	\$ 1,605.00	129%	\$ -
38	Drop Manhole 5' DIA 6' Depth	EACH	1	\$ 2,970.00	\$ 2,970.00	1.00	\$ 2,970.00	100%	\$ -
39	Extra Depth 5' DIA Manhole	VF	6.3	\$ 110.00	\$ 693.00	6.30	\$ 693.00	100%	\$ -
40	6" Service Line	EACH	4	\$ 500.00	\$ 2,000.00	4.00	\$ 2,000.00	100%	\$ -
41	Connect to Existing Manhole	EACH	1	\$ 500.00	\$ 500.00	1.00	\$ 500.00	100%	\$ -
42	Concrete Collars	EACH	7	\$ 570.00	\$ 3,990.00	7.00	\$ 3,990.00	100%	\$ -
43	Flowable Mortar Backfill	CY	403	\$ 70.00	\$ 28,210.00	560.00	\$ 39,200.00	139%	\$ -
44	Seed, Fertilize, Mulch and Erosion Netting	LS	1	\$ 5,500.00	\$ 5,500.00	1.00	\$ 5,500.00	100%	\$ -
45	Construction Staking	No Bid	No Bid	No Bid	No Bid				
46	Rip Rap Erosion Protection	LS	1	\$ 2,500.00	\$ 2,500.00	1.00	\$ 2,500.00	100%	\$ -
47	Concrete Encasement	LF	45	\$ 50.00	\$ 2,250.00	45.00	\$ 2,250.00	100%	\$ -
48	Impervious Ditch Check	LS	1	\$ 750.00	\$ 750.00	1.00	\$ 750.00	100%	\$ -
49	Polyurethane Manhole Lining	LS	1	\$ 7,397.50	\$ 7,397.50	1.00	\$ 7,397.50	100%	\$ -
	Sanitary Sewer Sub Total				\$ 162,842.50		\$ 174,191.50	107%	\$ -

ESTIMATE OF WORK COMPLETE

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ESTIMATE ON ITEMS

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				UNIT PRICE	AMOUNT	UNIT	AMOUNT		UNIT	AMOUNT
	Storm Sewer	Unit	Quantity	Unit cost	Total					
50	15" HDPE	LF	38	\$ 23.75	\$ 902.50	38.00	\$ 902.50	100%	\$	-
51	15" Reinforced Concrete Pipe	LF	79	\$ 24.75	\$ 1,955.25	79.00	\$ 1,955.25	100%	\$	-
52	18" HDPE	LF	87	\$ 24.00	\$ 2,088.00	87.00	\$ 2,088.00	100%	\$	-
53	18" Reinforced Concrete Pipe	LF	76	\$ 25.00	\$ 1,900.00	76.00	\$ 1,900.00	100%	\$	-
54	24" HDPE	LF	706	\$ 30.00	\$ 21,180.00	706.00	\$ 21,180.00	100%	\$	-
55	24" Reinforced Concrete Pipe	LF	38	\$ 32.00	\$ 1,216.00	38.00	\$ 1,216.00	100%	\$	-
56	30" HDPE	LF	19	\$ 39.00	\$ 741.00	19.00	\$ 741.00	100%	\$	-
57	48" Reinforced Concrete Pipe	LF	103	\$ 105.00	\$ 10,815.00	103.00	\$ 10,815.00	100%	\$	-
58	15" RCP End Section	EACH	1	\$ 450.00	\$ 450.00	1.00	\$ 450.00	100%	\$	-
59	30" RCP End Section	EACH	1	\$ 450.00	\$ 450.00	1.00	\$ 450.00	100%	\$	-
60	48" RCP End Section	EACH	2	\$ 1,900.00	\$ 3,800.00	2.00	\$ 3,800.00	100%	\$	-
61	5'x4' Curb Inlet	EACH	6	\$ 2,025.00	\$ 12,150.00	6.00	\$ 12,150.00	100%	\$	-
62	10'x4' Curb Inlet	EACH	3	\$ 3,252.00	\$ 9,756.00	3.00	\$ 9,756.00	100%	\$	-
63	4'x4' Junction Box	EACH	1	\$ 2,185.00	\$ 2,185.00	1.00	\$ 2,185.00	100%	\$	-
64	18" NOM DIA Rip Rap	SY	84	\$ 25.00	\$ 2,100.00	84.00	\$ 2,100.00	100%	\$	-
65	Flowable fill	LS	1	\$ 11,000.00	\$ 11,000.00	1.00	\$ 11,000.00	100%	\$	-
	Storm Sewer Sub Total				\$ 82,688.75		\$ 82,688.75	100%	\$	-

	Parking Lot Lights	Unit	Quantity	Unit cost	Total					
66	LED - Dual Fixtures	LS	1	\$ 120,000.00	\$ 120,000.00	1.00	\$ 120,000.00	100%	\$	-
67	Pole Bases	LS	1	\$ 25,000.00	\$ 25,000.00	1.00	\$ 25,000.00	100%	\$	-
68	Conduit	LS	1	\$ 40,000.00	\$ 40,000.00	1.00	\$ 40,000.00	100%	\$	-
69	Conduit Westar	LS	1	\$ 25,000.00	\$ 25,000.00	1.00	\$ 25,000.00	100%	\$	-
70	Conduit for Fiber	LF	1	\$ -	\$ -	-	\$ -	0%	\$	-
71	Electric Service - labor	LS	1	\$ 30,000.00	\$ 30,000.00	0.73	\$ 22,000.00	73%	\$	-
	Parking Lot Lights Sub Total				\$ 240,000.00		\$ 232,000.00	97%	\$	-

	Landscaping	Unit	Quantity	Unit cost	Total					
72	Trees	EACH	450	\$ 425.00	\$ 191,250.00	450.00	\$ 191,250.00	100%	\$	-
73	Shrubs	EACH	710	\$ 60.00	\$ 42,600.00	710.00	\$ 42,600.00	100%	\$	-
74	Site Entry signs	LS	1	\$ 150,000.00	\$ 150,000.00	0.36	\$ 53,200.00	36%	\$	-
75	Irrigation	LS	1	\$ 100,000.00	\$ 100,000.00	1.00	\$ 100,000.00	100%	\$	-
76	Misc	LS	1	\$ 100,000.00	\$ 100,000.00	1.00	\$ 100,000.00	100%	\$	-

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				UNIT PRICE	AMOUNT	UNIT	AMOUNT		UNIT	AMOUNT
	Landscaping Sub Total				\$ 583,850.00	\$ 487,050.00	83%		\$ -	

	Rock Chalk Drive & George Williams	Unit	Quantity	Unit cost	Total				
77	Unclassified excavation	CY	15,934	\$ 5.00	\$ 79,670.00	15,934.00	\$ 79,670.00	100%	\$ -
78	Compacted fill	CY	1,790	\$ 1.00	\$ 1,790.00	1,790.00	\$ 1,790.00	100%	\$ -
79	Site restoration	LS	1	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00	100%	\$ -
80	10" NRDJ Portland cement conc pave	SY	9,758	\$ 55.00	\$ 536,690.00	9,493.00	\$ 522,115.00	97%	\$ -
81	Type CG-1 Concrete curb & gutter	LF	6,257	\$ 16.00	\$ 100,112.00	6,005.00	\$ 96,080.00	96%	\$ -
82	4" x 5' Concrete sidewalk	SY	40	\$ 30.00	\$ 1,200.00	17.00	\$ 510.00	43%	\$ -
83	6" x 10' Fiber reinforced conc sdwk	SY	4,078	\$ 40.00	\$ 163,120.00	3,993.00	\$ 159,720.00	98%	\$ -
84	Access ramps	EACH	13	\$ 1,000.00	\$ 13,000.00	14.00	\$ 14,000.00	108%	\$ -
85	Compaction tests street	LS	5	\$ 100.00	\$ 500.00	5.00	\$ 500.00	100%	\$ -
86	Construction Staking	No Bid	No Bid	No Bid	No Bid				
87	Seed, Fertilize & Mulch	LS	1	\$ 4,000.00	\$ 4,000.00	1.00	\$ 4,000.00	100%	\$ -
88	Clearing, Grubbing & Tree Removal	LS	1	\$ 1,250.00	\$ 1,250.00	1.00	\$ 1,250.00	100%	\$ -
89	Treatment of subgrade 12" fly ash & 4"AB3	SY	11,825	\$ 9.33	\$ 110,327.25	-	\$ -	0%	\$ -
90	Erosion Control	LS	1	\$ 2,670.00	\$ 2,670.00	1.00	\$ 2,670.00	100%	\$ -
91	Section Corner Monument Box	LS	1	\$ 1,000.00	\$ 1,000.00	-	\$ -	0%	\$ -
92	2" Conduit	LF	1,701	\$ 2.00	\$ 3,402.00	-	\$ -	0%	\$ -
93	4" Conduit	LF	997	\$ 2.00	\$ 1,994.00	2,698.00	\$ 5,396.00	271%	\$ -
94	Traffic Control Signage	LS	1	\$ 500.00	\$ 500.00	1.00	\$ 500.00	100%	\$ -
	Rock Chalk Drive & George Williams Sub Total				\$ 1,026,225.25	\$ 893,201.00	87%	\$ -	

	Overflow Parking Lot	Unit	Quantity	Unit cost	Total				
95	Concrete access ramps	SY	464	\$ 50.00	\$ 23,200.00	408.00	\$ 20,400.00	88%	\$ -
96	Lot Grading	LS	1	\$ 25,000.00	\$ 25,000.00	1.00	\$ 25,000.00	100%	\$ -
97	Temporary Gravel Laydown	LS	1	\$ 20,000.00	\$ 20,000.00	1.00	\$ 20,000.00	100%	\$ -
	Overflow Parking Lot Sub Total				\$ 68,200.00	\$ 65,400.00	96%	\$ -	

	Parking Lot/ Access Drives	Unit	Quantity	Unit cost	Total				
98	Concrete parking lot	SY	44,356	\$ 44.00	\$ 1,951,664.00	42,662.00	\$ 1,877,128.00	96%	\$ -
99	CG-1 curb and gutter	LF	15,338	\$ 18.00	\$ 276,084.00	14,549.00	\$ 261,882.00	95%	\$ -
100	Concrete parking and Bus lane	SY	7,337	\$ 50.00	\$ 366,850.00	6,645.00	\$ 332,250.00	91%	\$ -
101	Fire lane / Access roads	SY	8,593	\$ 44.00	\$ 378,092.00	3,445.00	\$ 151,580.00	40%	\$ -

ESTIMATE OF WORK COMPLETE

DATE: October 31, 2014

ESTIMATE No.: 13 & Final

PROJECT LOCATION: Rock Chalk Site Work

FOR PERIOD: Final

MEASURED

ESTIMATE ON ITEMS

ITEM	DESCRIPTION	UNIT	QUANTITY	CONTRACTED		COMPLETED TO DATE		Percent Complete	COMPLETED THIS PAY PERIOD	
				UNIT PRICE	AMOUNT	UNIT	AMOUNT		UNIT	AMOUNT
102	Storm Sewer	LS	1	\$ 157,000.00	\$ 157,000.00	0.66	\$ 104,232.30	66%		\$ -
103	Trim Subgrade	SY	65,393	\$ 1.25	\$ 81,741.25	63,760.00	\$ 79,700.00	98%		\$ -
104	Treatment of subgrade - 12" Fly ash & 4" AB3	SY	65,425	\$ 9.33	\$ 610,415.25	49,645.00	\$ 463,187.85	76%		\$ -
Parking Lot/ Access Drives Sub Total					\$ 3,821,846.50		\$ 3,269,960.15	86%		\$ -

Rock Chalk Lane and Rock Chalk Parkway		Unit	Quantity	Unit cost	Total				
105	Unclassified excavation	CY	3,017	\$ 5.00	\$ 15,085.00	3,017.00	\$ 15,085.00	100%	\$ -
106	Compacted fill	CY	2,920	\$ 1.00	\$ 2,920.00	2,920.00	\$ 2,920.00	100%	\$ -
107	Site restoration	LS	1	\$ 5,000.00	\$ 5,000.00	1.00	\$ 5,000.00	100%	\$ -
108	8" NRDJ Portland cement	SY	9,524	\$ 50.00	\$ 476,200.00	8,556.00	\$ 427,800.00	90%	\$ -
109	CG-1 curb and gutter	LF	5,109	\$ 16.00	\$ 81,744.00	4,646.00	\$ 74,336.00	91%	\$ -
110	6" x 10' Fiber rec path	SY	5,163	\$ 40.00	\$ 206,520.00	5,267.00	\$ 210,680.00	102%	\$ -
111	4" x 5' Sidewalk	SY	195	\$ 30.00	\$ 5,850.00	88.00	\$ 2,640.00	45%	\$ -
112	Access ramps	EACH	51	\$ 1,000.00	\$ 51,000.00	51.00	\$ 51,000.00	100%	\$ -
113	Treatment of subgrade - 12" fly ash & 4" AB3	SY	10,800	\$ 9.33	\$ 100,764.00	9,192.00	\$ 85,761.36	85%	\$ -
Rock Chalk Lane and Rock Chalk Pkwy Sub Total					\$ 945,083.00		\$ 875,222.36	93%	\$ -

Chip and Seal County Road		Unit	Quantity	Unit cost	Total				
114	Chip and Seal	SY	10,000	\$ 1.80	\$ 18,000.00	9,000.00	\$ 16,200.00	90%	\$ -
Chip and Seal County Road Sub Total					\$ 18,000.00		\$ 16,200.00	90%	\$ -

Rec Center Pad		Unit	Quantity	Unit cost	Total				
115	Rock Excavation	CY	18,000	\$ 10.00	\$ 180,000.00	18,000.00	\$ 180,000.00	100%	\$ -
116	Dirt Excavation	CY	10,000	\$ 2.25	\$ 22,500.00	10,000.00	\$ 22,500.00	100%	\$ -
117	Compaction	CY	8,500	\$ 1.10	\$ 9,350.00	8,500.00	\$ 9,350.00	100%	\$ -
118	Fly Ash 18"	SY	12,000	\$ 8.00	\$ 96,000.00	12,000.00	\$ 96,000.00	100%	\$ -
119	AB3 Entire building Pad	SY	20,100	\$ 4.00	\$ 80,400.00	20,100.00	\$ 80,400.00	100%	\$ -
120	AB3 Additional depth rock area	SY	8,000	\$ 5.50	\$ 44,000.00	8,000.00	\$ 44,000.00	100%	\$ -
Rec Center Pad Sub Total					\$ 432,250.00		\$ 432,250.00	100%	\$ -

DEVELOPMENT AGREEMENT TOTAL	\$ 12,265,168.65		\$ 11,508,210.27	94%		\$ -
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ESTIMATE OF WORK COMPLETE

DATE: October 31, 2014

FOR PERIOD: Final

ESTIMATE No.: 13 & Final

MEASURED

PROJECT LOCATION: Rock Chalk Site Work

ESTIMATE ON ITEMS

ITEM	DESCRIPTION	UNIT	QUANTITY	CONTRACTED		COMPLETED TO DATE		Percent Complete	COMPLETED THIS PAY PERIOD	
				UNIT PRICE	AMOUNT	UNIT	AMOUNT		UNIT	AMOUNT
DEVELOPMENT AGREEMENT TOTAL					\$ 12,265,168.65		\$ 11,508,210.27	94%		\$ -

CHANGE ORDERS (Within Development Agreement):				CONTRACTED		COMPLETED TO DATE		Percent Complete	COMPLETED THIS PAY PERIOD	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	UNIT	AMOUNT		UNIT	AMOUNT
1	3" Conduit for Security Cameras	LF	600	\$ 10.00	\$ 6,000.00	600	\$ 6,000.00	100%		\$ -
2	Treatment of subgrade 9" flyash RCD & GWW	SY	11434	\$ 4.50	\$ 51,453.00	11434	\$ 51,453.00	100%		\$ -
3	12" HDPE Storm Pipe	LF	42	\$ 23.00	\$ 966.00	42	\$ 966.00	100%		\$ -
4	12" CMP End Section	EA	1	\$ 450.00	\$ 450.00	1	\$ 450.00	100%		\$ -
5	Subgrade 12" Crushed Conc. Parking Lot	SY	5998	\$ 9.33	\$ 55,961.34	5998	\$ 55,961.34	100%		\$ -
6	Design for Low water crossing (deduct)	LS	1	\$ (12,960.00)	\$ (12,960.00)	1	\$ (12,960.00)	100%		
7	GWW Pavement Thickness (deduct)	SY	2116.65	\$ (5.50)	\$ (11,641.58)	\$ 2,116.65	\$ (11,641.58)	100%		
CHANGE ORDERS TOTAL (Within Development Agreement):					\$ 90,228.76		\$ 90,228.76			\$ -

DEVELOPMENT AGREEMENT GRAND TOTAL					\$ 12,355,397.41		\$ 11,598,439.03			\$ -
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CHANGE ORDERS (Additions Requested by City):				CONTRACTED		COMPLETED TO DATE		Percent Complete	COMPLETED THIS PAY PERIOD	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	AMOUNT	UNIT	AMOUNT		UNIT	AMOUNT
8	4" Conduit (GWW, 6th Street to RCD)	LF	5200	\$ 10.00	\$ 52,000.00	5200	\$ 52,000.00	100%		\$ -
9	Tennis Courts Post Tension Concrete	LS	1	\$ 58,765.00	\$ 58,765.00	1	\$ 58,765.00	100%		\$ -
10	Contract Performance and Payment Bond	LS	1	\$ 50,889.00	\$ 50,889.00	1	\$ 50,889.00	100%		\$ -
CHANGE ORDERS (Additions Requested by City):					\$ 161,654.00		\$ 161,654.00			\$ -