

CITY OF CASA GRANDE - ENGINEERING COST ESTIMATE

Project Name: Villas Plus by Mary T

Computed By: Paul Mogle Date: 25-Oct-18

CONSTRUCTION COSTS:

ITEM	UNIT	COST	QUANTITY	COST
GRADING PERMIT				
Cut/Fill	CY	\$4.00	6,097	\$24,388.00
Graded Channels	LF	\$5.00	735	\$3,675.00
Gumite Ditch (2" Thick)	SY	\$10.00	0	\$0.00
Spillway	SF	\$6.00	453	\$2,718.00
Concrete Headwalls	EA	\$4,134.00	2	\$8,268.00
6" Pipe Culvert	LF	\$18.00	0	\$0.00
12" Pipe Culvert	LF	\$32.00	315	\$10,080.00
15" Pipe Culvert	LF	\$34.00	0	\$0.00
18" Pipe Culvert	LF	\$36.00	885	\$31,860.00
24" Pipe Culvert	LF	\$42.00	0	\$0.00
Precast Safety Curb	EA	\$200.00	1	\$200.00
2" Curb Cut	EA	\$350.00	1	\$350.00
Storm Drain Manhole	EA	\$7,500.00	3	\$22,500.00
Nyoplast Drain with Grate	EA	\$1,200.00	1	\$1,200.00
Catch Basin Type E	EA	\$2,500.00	0	\$0.00
Catch Basin Type F	EA	\$3,200.00	11	\$35,200.00
Concrete Box Culvert Deck	SF	\$75.00	972	\$72,900.00
Retention Areas	CF	\$0.50	63,276	\$31,638.00
Drywells	Ea	8,500.00	3	\$25,500.00
SECTION TOTAL				\$270,477.00
			4% of grading	\$10,819.08

SEWER PERMIT

4" Sewer Pipe	LF	\$26.00	144	\$3,744.00
6" Sewer Pipe	LF	\$28.00	160	\$4,480.00
8" Sewer Pipe	LF	\$30.00	1,053	\$31,590.00
10" Sewer Pipe	LF	\$32.00	0	\$0.00
12" Sewer Pipe	LF	\$34.00	0	\$0.00
15" Sewer Pipe	LF	\$36.00	0	\$0.00
4' Diameter Manhole	EA	\$4,500.00	6	\$27,000.00
5' Diameter Manhole	EA	\$6,000.00	0	\$0.00
Concrete Casement	LF	\$35.00	0	\$0.00
Cleanouts	EA	\$750.00	5	\$3,750.00
Adjust Sewer C.O. to Grade	EA	\$150.00	5	\$750.00
Adjust Manhole to Grade	EA	\$300.00	6	\$1,800.00
SECTION TOTAL				\$73,114.00
			4% of sewer	\$2,924.56

MISCELLANEOUS PERMIT

Water	Lump Sum	#####	1	\$125,000.00
Trash & Garbage Enclosures	SF	\$20.00	240	\$4,800.00
SECTION TOTAL				\$129,800.00
			4% of misc.	\$5,192.00
TOTAL COSTS				
Additional costs from Engineer's Estimate				
TOTAL CONSTRUCTION COSTS				\$993,048.00
TOTAL CONSTRUCTION COST (BOND AMOUNT)				\$1,122,848.00
ENGINEERING FEES:				
Inspection Fees: 4% of Construction Costs (Excluding Landscaping)				
				\$39,721.92
TOTAL ENGINEERING FEES:				\$39,721.92
				101.1.3415.000.436

ITEM

UNIT

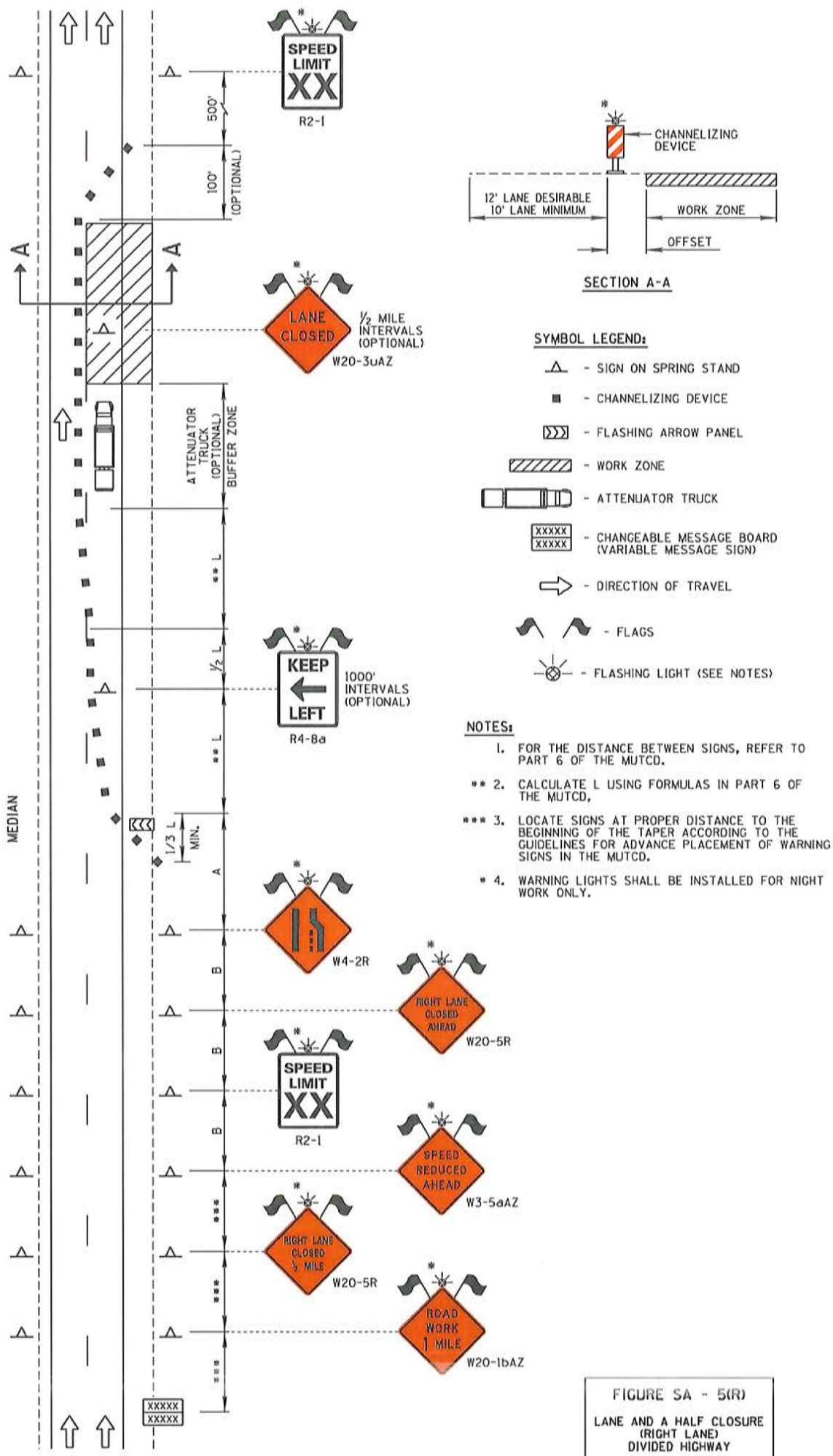
COST

QUANTITY

COST

PAVING PERMIT

2" A.C. / 6" C.A.B.	SY	\$21.50	6,930	\$148,995.00
3" A.C. / 6" C.A.B.	SY	\$24.00	1,840	\$44,160.00
4" A.C. / 12" A.B.C.	SY	\$26.50	0	\$0.00
Each additional inch of A.C.	SY	\$2.50	0	\$0.00
Each additional inch of C.A.B.	SY	\$0.50	0	\$0.00
6" Vertical Curb & Gutter	LF	\$16.00	4,530	\$72,480.00
Vertical Curb and Gutter	LF	\$16.00	8,689	\$139,024.00
4" Thick Concrete Sidewalk	SF	\$6.00	20,847	\$125,082.00
Concrete Valley Gutter	SF	\$35.00	140	\$4,900.00
Concrete Aprons	SF	\$10.00	0	\$0.00
Driveway or Alley Entrance	SF	\$8.00	710	\$5,680.00
Street Sign / Stop Sign	EA	\$200.00	0	\$0.00
End of Roadway Marker	EA	\$100.00	0	\$0.00
Handicap Ramp	EA	\$2,500.00	16	\$40,000.00
Baricade	LF	\$40.00	0	\$0.00
Survey Monument (Type A)	EA	\$1,500.00	0	\$0.00
Survey Monument (Type B)	EA	\$1,500.00	0	\$0.00
Pavement Replace (t-top)	SY	\$30.00	1,200	\$36,000.00
Pavement Striping	LF	\$1.50	600	\$900.00
SECTION TOTAL				\$617,221.00
			4% of paving	\$24,688.84
UTILITY PERMIT				
Utility Trenching	LF	\$4.00	7,659	\$30,636.00
Streetlights	EA	\$2,000.00	0	\$0.00
Adjust valve to grade	EA	\$200.00	8	\$1,600.00
SECTION TOTAL				\$32,236.00
			4% of utility	\$1,289.44





Submittal Requirements:

I) Civil Drawing and Technical Information Requirements: [Submitted 4/2018](#)

A) Construction Quality Drawings (Check Boxes if Complete)

- ☒ A summary of materials table is included in the drawings.
- ☒ The plans and profiles for all sewer lines, manholes, force mains, depressed sewers, and lift stations with sufficient detail to allow Department verification of design and performance characteristics;
- ☒ Relevant cross sections showing construction details and elevations of key components of the sewage collection system to allow Department verification of design and performance characteristics, including the slope of each gravity sewer segment stated as a percentage;
- ☒ Drainage features and controls, and erosion protection as applicable, for the components of the project; and ☒ Horizontal and vertical location of utilities within the area affected by the sewer line construction.

B) Sewage Collection System Design Flows (Check Box if Complete) [submitted 4/2018](#)

- ☒ I have attached documentation of design flows for significant components of the sewage collection system and the basis for calculating the design flows.

C) Operation and Maintenance (O&M) Plan (Applicable for Lift Stations and Private Sewers)

- ☒ I have attached an operation and maintenance (O & M) manual. The manual shall contain the 24-hour emergency number of the owner and operator of the sewage collection system. [See O&M attached below.](#)

D) Design Documents (Check Box if Complete) [submitted 4/2018](#)

- ☒ I have included design documents, including plans, specifications, drawings, reports, and calculations that are signed, dated, and sealed by an Arizona-registered professional engineer. The designer shall use good engineering judgment following engineering standards of practice, and rely on appropriate engineering methods, calculations, and guidance.

2) Stormwater Pollution Prevention Plan (SWPPP) [submitted 4/2018](#)

3) Traffic Control Plan (*1 set with initial submittal; 3 sets once approved for signature*) [Enclosed](#)

4) Engineer's Cost Estimate [Enclosed](#)

5) Electronic Files of all Civil Plans and Reports in PDF Format

6) Application Review Fees – Due at Time of Application Submittal (*Mary T to pay directly to City: \$4,753*)

- a. Development Center Engineering review fee: \$125.00 per Civil Plan page.
- b. Public Works Engineering review fee: \$125.00 per Civil Plan page.
- c. Final Water Report: \$560.00 (Development Center Review \$110.00 and Public Works Review \$450.00)
- d. Base fee: \$250.00
- e. Technology Recovery Fee: 5% of Total Permit Fees

7) Application Review Fees – Due at Time of Permit Issuance

Public Works Inspection Fee: 4% of Construction Costs



WASTEWATER SERVICE AGREEMENT

SEWER SERVICE AGREEMENT - An unconditional agreement which is effective this date has been made between the owners of:

NAME OF SUBDIVISION

and the City of Casa Grande

NAME OF SEWER SYSTEM OR MUNICIPALITY

to provide sewer service to each and every lot in accordance with the design shown on the attached plats of the subdivision

The undersigned hereby agrees to inspect this project during construction to assure compliance with plans and specifications approved by the City of Casa Grande and upon completion shall be responsible for maintenance and operating the system.

Date _____ Name: Terrence S. McKeon, PE _____

TYPE OR PRINT SIGNATURE

Title: City Engineer

Address: 3181 N. Lear Ave

City: Casa Grande, AZ Zip Code: 85122

**APPROVAL TO CONSTRUCT SEWAGE COLLECTION SYSTEM**(Electronic Version Available at: <https://casagrandeaz.gov/documents/#252-engineering-permits> Email: DCPermits@casagrandeaz.gov)**(Notice to Applicants: Construction of Public Sewer Mains involves a two-part permitting and approval process. To complete this process, applicants must file the following two applications: E20A-Approval to Construct Sewage Collection System and E20B-Approval of Construction/Request for Discharge)****PROJECT INFORMATION**Project Name: Villas Plus by Mary T.Project Location: Intersection of E Cottonwood Lane & North Peart RoadTownship: T. 6 S. Section: S. 15 SW Range: R. 6 E.Project Description: Senior Housing Apartments**PROJECT OWNER INFORMATION**Name: Mary T, Inc. Responsible Representative: Mary TjosvoldTitle: Owner Email: Maryt@marytinc.comMailing Address: 1555 118th Lane NW Coon Rapids, MN 55448Phone: 763.862.5484 Extension: _____**CONTACT INFORMATION**Applicant: Mary Tjosvold Company Name: Mary T, Inc.Title: Owner Email: maryt@marytinc.comMailing address: 1555 118th Lane NW Coon Rapids, MN 55448Phone Number: 763.862.5484 Extension: _____REGISTERED ENGINEER FOR PROJECT: Paulm@Horrocks Registration Number: St. GeorgeFirm Name: Horrocks Engineers Email: PaulM@horrocks.comPhone Number: 435-986-7888 Extension: 355

Applicants may receive clarification regarding the specific steps included in processing this application as well as information regarding any code, regulation or policy relevant to the processing of this application by contacting one of the following review Engineers:

Cesar Adamos – cadamos@casagrandeaz.gov, 520-421-8630, Ext. 3019

**AUTHORIZATION** (Villas Plus by Mary T, Phase 1)

The Project Owner/Responsible Party hereby authorizes the review of project plans as described for approval to construct and/or provisional verification of conformance under General Aquifer Protection Permit 4.01.

Signature of Project Owner / Representative: Mary Tjosvold/Owner signed signature page and sent directly to Jim at the City during week of October 14th.

Print Name: Mary Tjosvold Date: 10/26/2018

Please complete and attach Letter of Authorization if Project Owner is not signing above.



COMPLETE THIS FORM ONLY IF THE PROJECT OWNER/ RESPONSIBLE PARTY IS NOT
SIGNING THE APPLICATION

LETTER OF AUTHORIZATION

This form is effective for one (1) year from date of signature.

Project Name: Villas Plus by Mary T, Phase 1

Project Location: East side of Peart Rd., approximately 200' north of the Peart Rd., &
Cottonwood Lane Intersection.

As the Project Owner / Responsible Party of fiduciary responsibility, I hereby authorize:

Contact Person: Paul Mogle Company Name: Horrocks Engineers, Inc.

Title: Civil Engineer Email: PaulM@horrocks.com

Mailing address: 555 South Bluff Street, Suite 101, St. George, UT 84770

Phone Number: 435.986.7888 Extension: _____

to file this application for Approval to Construct the following facilities for the above
project:

(This Authorization may be used for multiple applications, check all that apply)

☒ Onsite ☐ Offsite ☐ Water ☒ Sewer

Signature of Project Owner / Representative: Owner previously submitted signed signature page to Jim at City.

Print Name: Mary Tjosvold Title: Owner

Date: 10/25/2018

**PROJECT COMPONENTS**

☐ On-Site ☒ Off-Site

Note: Separate Applications must be submitted for On-Site and Offsite if project includes both on-site and off-site

☒ Gravity Sewer Main ☐ Force Main ☐ Lift Station ☐ Other:

Description of Components to be Constructed:

Gravity fed sewer lines and manholes will be installed throughout the first phase of the development. They are placed in strategic locations in order to service all the buildings.

QUANTITIES TO BE CONSTRUCTED

Number of Sewer Connections: **5 - Senior Housing Complexes**

Number of Manholes: **1**

Gravity Sewer Main Extension Information			
Size (inches)	8"	Linear Footage	141.083"
Size (inches)		Linear Footage	
Size (inches)		Linear Footage	
Size (inches)		Linear Footage	
Total Linear Footage			141.083"

Force Main Construction Information			
Size (inches)		Linear Footage	
Size (inches)		Linear Footage	
Total Linear Footage			

This application constitutes the Notice of Intent to Discharge referenced by R18-9-A301.B.

"NO APPLICATION WILL BE ACCEPTED UNLESS FULLY COMPLETED"



City of Casa Grande, Development Center, 510 E. Florence Blvd, Casa Grande, AZ 85122 (520) 421-8630

Over-All Review Time-Frames for Engineering Permits^{1,7,8}

Permit Classification	Administrative Completeness Review (CR) of Initial Submittal ²	Review of Initial Submittal and Staff Decision to Approve or Issue a Review Letter ^{4,8}	CR Review of Re-Submittal	Review of Resubmittal ^{5,7,8} and Staff Decision to Approve/Deny	Over-All Review Timeframe ^{6,7,8}
Notice of Intent to Discharge Sewage Collection System (E-20A)	2	30	2	30	64

¹All times are maximum timeframes in business days (Mon-Fri.; excluding City Holidays). Shorter review times will be accomplished where possible.

²Completeness Review timeframes are calculated from date of application submittal to date of acceptance or rejection of the application as administratively complete.

³Substantive Review timeframes are calculated from date of acceptance of application for Substantive Review, or upon receipt of re-submittal of revised plans/reports, to the date of issuance of a comprehensive review letter, or final administrative decision.

⁴ Review of initial submittal limited to determination of compliance with ordinances, codes, regulations or policy relevant to the specific permit or project application. The review comments on the initial submittal may be amended to address code/policy requirements that City staff failed to include in the 1st comprehensive review document.

⁵ Review of resubmittal shall be limited to:

- a) Addressing 1st review comments that the applicant failed to adequately address in their resubmittal; or
- b) Addressing new review issues arising from modifications the applicant has made to the design and/or technical reports. In this case the City may issue an additional review letter addressing the new design.

⁶Over-All Review timeframe is the sum of the Completeness, Initial & Resubmittal Substantive Review timeframes.

⁷ If an applicant requests significant changes, alterations, additions or amendments to an application that are not in response to the request for corrections, the City may make **one additional comprehensive written request for corrections (i.e., review of 2nd resubmittal)**. Said additional request for correction shall not exceed 50% of the Substantive Review time frame for the specific type of permit.

⁸The Substantive Review timeframe and the Overall Review timeframe may be extended by mutual consent of the applicant and the City. Said extension shall not exceed 50% of the Over-All timeframe.

⁹Indicates that the Project will require a public hearing and Board/Commission and/or City Council approval. For these Projects the Substantive Review period ends when staff schedules the application for the public hearing and Board/Commission/City Council action.

In accordance with the Regulatory Bill of Rights (ARS 9-835) the City of Casa Grande will typically make an administrative decision on each permit application after one (1) comprehensive staff review. However, from time to time a 2nd review is necessary to resolve code/policy compliance issues associated with a permit. In accordance with ARS 9-835.I., by mutual agreement, the applicant and the City may engage in a 2nd review of an application as long as said 2nd review does not exceed the over-all time frame by 50%. The specific 1st and 2nd and over-all review timeframes for this application are provided above. Applicants may sign below, consenting to a 2nd review if necessary, within the stated prescribed timeframe. Your consent is not required at time of application submittal. Applicants who do not sign below will be contacted by City staff if a 2nd review is determined to be necessary prior to making an administrative decision on this application. Applications denied after the completion of the review cycle are eligible for re-application to address the code/policy deficiencies which were the basis for the application denial with the payment of a fee equal to 25% of original application fee amount. Said re-application shall occur within 90 days of the application denial.

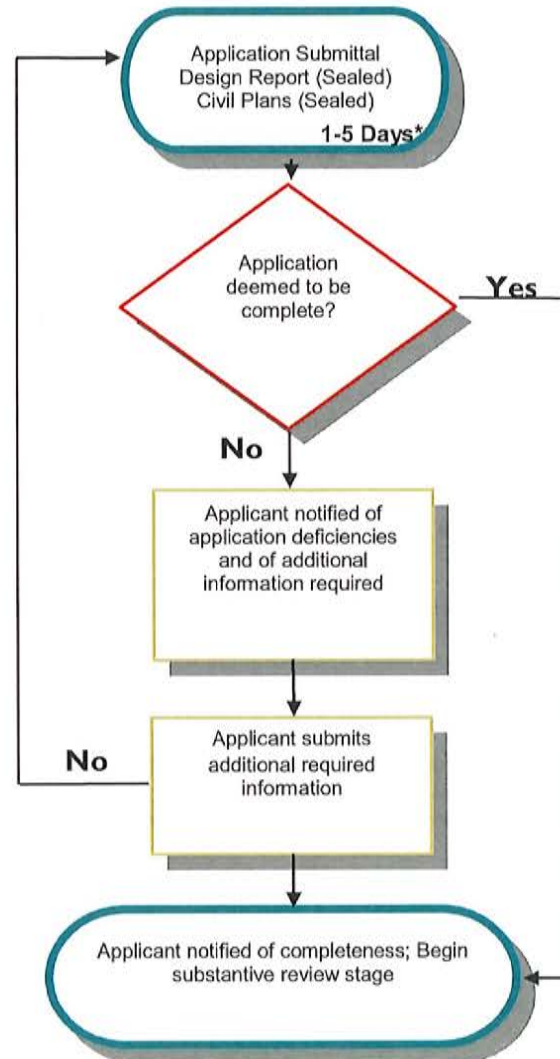
I hereby consent to an extension of the stated Substantive Review timeframe for a maximum of _____ additional days.

Applicant
Updated 07/01/2018

Agreed to by City
E20A-Approval to Construct Sewage Collection System



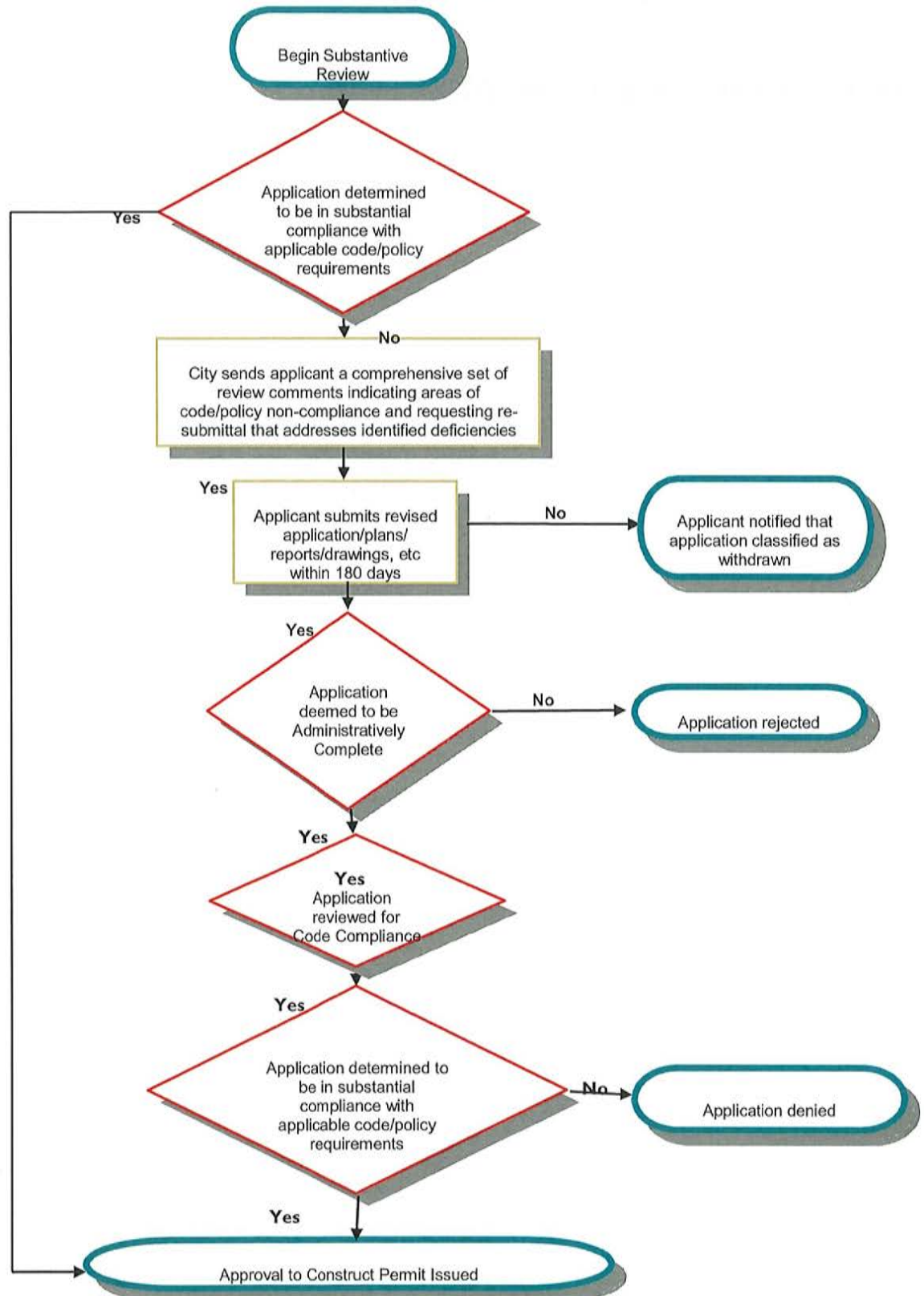
Administrative Completeness Review Process



** All time frames are listed as business days.*



Substantive Review Process



Operations & Maintenance

Operations and maintenance responsibilities for the sewer system shall remain with the City unless specifically defined by the City. Proper maintenance should include maintenance and cleaning of the sewer collection system pipes as well as the manholes. Regular inspections and cleanings should be performed by the owner(s) to ensure pipes are free from blockages and manholes do not have leaks or major sedimentation.

24-Hour Emergency Contact Number: (520) 421-8700