

Feasibility Study: Saska Hills
B. C. Consulting Services, Inc.
13219 Adair Creek Way N E
Redmond, Washington 98053

Land Cost 98 Lots:

Land Cost Per Lot \$15,500	\$1,519,000.00
Closing Cost & Legal Fees	
Appraisal	

Preliminary Plat Engineering:

Preliminary Plat Review Fees

Final Engineering Plans:

Final Plan Review Fees	\$2,000.00
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Construction Engineering Costs:

Construction Staking/As Built/Final Plat/Property Pins	\$75,000.00
Special Inspections	
Soil Tesing	\$15,000.00
As Built Preparation	
Final Plat Prep & Filing	

Construction Costs:

Non-Taxable Construction Costs	\$820,000.00
Taxable Construction Costs	\$719,000.00
_ WA State Sales Tax 8%	\$57,520.00
Contingency Construction Cost @ 10%	\$159,652.00

Inspection & Review Fees:

Lead Agency Inspection Fees	\$1,000.00
Sewer & Water District Inspection Fees	
Review Fees for As Built Drawings	
Review Fees for Final Plat	\$500.00
Misc Inspection Fees	

Bonds & Property Taxes:

Performance Bonds	
Maintenance Bonds	
Property Taxes	\$10,000.00

Mitigation & Impact Fees:

Park
Streets
Storm Sewer
Sanitary Sewer

Water	
Wet Lands	
School	
Utility Costs:	
Electrical 98 Lots at \$2,500 Per Lot	\$245,000.00
Gas	
Phone	\$5,000.00
Cable	\$5,000.00
Street Lights	\$20,000.00
Total Project Cost	\$3,653,672.00
Cost Per Lot	\$37,282.37
Land Cost 34 Lots:	
Land Cost Per Lot \$30,000	\$1,020,000.00
Closing Cost & Legal Fees	
Appraisal	
Preliminary Plat Engineering:	
Preliminary Plat Review Fees	
Final Engineering Plans:	
Final Plan Review Fees	\$1,000.00
Construction Engineering Costs:	
Construction Staking/As Built/Final Plat/Property Pins	\$20,000.00
Special Inspections	
Soil Tesing	\$10,000.00
As Built Preparation	
Final Plat Prep & Filing	
Construction Costs:	
Non-Taxable Construction Costs	\$167,660.00
Taxable Construction Costs	\$131,200.00
_ WA State Sales Tax 8%	\$10,496.00
Contingency Construction Cost @ 10%	\$61,871.00
Inspection & Review Fees:	
Lead Agency Inspection Fees	\$1,000.00
Sewer & Water District Inspection Fees	
Review Fees for As Built Drawings	
Review Fees for Final Plat	\$500.00
Misc Inspection Fees	

Bonds & Property Taxes:	
Performance Bonds	\$1,500.00
Maintenance Bonds	\$1,500.00
Property Taxes	\$5,000.00

Mitigation & Impact Fees:

Park
Streets
Storm Sewer
Sanitary Sewer
Water
Wet Lands
School

Utility Costs:

Electrical 34 Lots at \$2,500 Per Lot	\$85,000.00
Gas	
Phone	
Cable	
Street Lights	

Total Project Cost \$1,516,727.00

Cost Per Lot \$44,609.62

Land Cost 60 Lots:

Land Cost Per Lot \$42,500	\$2,550,000.00
Closing Cost & Legal Fees	
Appraisal	

Preliminary Plat Engineering:

Preliminary Plat Review Fees

Final Engineering Plans:

Final Plan Review Fees	\$1,000.00
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Construction Engineering Costs:

Construction Staking/As Built/Final Plat/Property Pins	\$20,000.00
Special Inspections	
Soil Tesing	\$10,000.00
As Built Preparation	
Final Plat Prep & Filing	

Construction Costs:

Non-Taxable Construction Costs	\$167,660.00
Taxable Construction Costs	\$131,200.00

_ WA State Sales Tax 8%	\$10,496.00
Contingency Construction Cost @ 10%	\$61,871.00

Inspection & Review Fees:

Lead Agency Inspection Fees	\$1,000.00
Sewer & Water District Inspection Fees	
Review Fees for As Built Drawings	
Review Fees for Final Plat	\$500.00
Misc Inspection Fees	

Bonds & Property Taxes:

Performance Bonds	\$1,500.00
Maintenance Bonds	\$1,500.00
Property Taxes	\$5,000.00

Mitigation & Impact Fees:

Park
Streets
Storm Sewer
Sanitary Sewer
Water
Wet Lands
School

Utility Costs:

Electrical 60 Lots at \$2,500 Per Lot	\$150,000.00
Gas	
Phone	
Cable	
Street Lights	

Estimated cost to complete Lots 8 - 67 for recording

• Miscellaneous construction cost and grading		\$5,000.00
• Install street lights		\$4,000.00
• Asphalt completion		\$2,000.00
• Striping		\$3,000.00
• Median landscape / irrigation	\$ 5,000 +- Bond	\$100.00
• Water meter boxes / setters	\$ 12,000 +- Bond	\$240.00
• Electrical - PUD Chelan County Fees	\$ 200,000 +- Bond	\$4,000.00
• Survey - property corners		\$3,000.00
• Record drawings		\$750.00
• Taxes		\$5,000.00
• Irrigation Fees		inc

Total estimated cost to complete Lots 8- 67 for Recording **\$27,090.00**

Total Project Cost for 60 Lots	\$3,138,817.00
Cost Per Lot	\$52,313.62
Total Cost for 192 Finished Lots	\$8,309,216.00
192 Finished Lots Average Cost	\$43,277.17