

CITY OF BRILLION

**MARKET ANALYSIS AND
BUSINESS PARK FEASIBILITY**

**VIERBICHER
ASSOCIATES**

Brillion - Business Park Feasibility Study

East Site

VAI Project No. 012029636

Date: 26-Nov-02

Prepd: THAL Chckd: FBRE

Item	Description	Units	Quantity	Unit Price	Total
WATER MAIN- PHASE 1					
1	Mobilization	LS	1	\$3,600.00	\$ 3,600
2	Connection to Existing	Each	3	\$800.00	\$ 2,400
3	12" D.I.P. Watermain	L.F.	1900	\$30.00	\$ 57,000
4	12" Gate Valve w/ Valve Box	Each	4	\$1,000.00	\$ 4,000
5	8" D.I.P. Watermain	L.F.	1700	\$28.00	\$ 47,600
6	8" Gate Valve w/ Valve Box	Each	4	\$850.00	\$ 3,400
7	Hydrant	Each	7	\$2,000.00	\$ 14,000
8	6" D.I.P. Watermain	L.F.	160	\$20.00	\$ 3,200
9	6" Gate Valve w/ Valve Box	Each	9	\$700.00	\$ 6,300
10	Booster Station	LS	1	\$105,000.00	\$ 105,000
11	Restoration	SY	5000	\$0.50	\$ 2,500
WaterMain Subtotal					\$ 249,000
SANITARY SEWER					
12	Mobilization	LS	1	\$3,800.00	\$ 3,800
13	10" P.V.C. Sanitary Sewer	L.F.	1700	\$32.00	\$ 54,400
14	8" P.V.C. Sanitary Sewer	L.F.	1700	\$32.00	\$ 54,400
15	48" Precast Manhole	Each	11	\$2,000.00	\$ 22,000
16	Install Manhole at End of Existing Line	Each	1	\$2,200.00	\$ 2,200
17	Roadway & Drive Restoration	SF	4000	\$1.65	\$ 6,600
18	Restoration	SY	6000	\$0.50	\$ 3,000
Sanitary Sewer Subtotal					\$ 146,400
STORM SEWER & STREET IMPROVEMENTS					
19	Mobilization	LS	1	\$5,000.00	\$ 5,000
20	18" RCP Storm Sewer	L.F.	500	\$28.00	\$ 14,000
21	24" RCP Storm Sewer	L.F.	400	\$35.00	\$ 14,000
24	48" Precast Manhole	Each	4	\$2,000.00	\$ 8,000
22	Curb Inlet, Type 3, 2'x3' Box	Each	4	\$350.00	\$ 1,400
25	24" RCP Endwall	L.F.	2	\$500.00	\$ 1,000
25	Endwall Structure for Detention Pond Outlet	LS	1	\$5,000.00	\$ 5,000
23	Earthwork & Grading for Detention Pond	LS	1	\$10,000.00	\$ 10,000
25	Earthwork & Grading	LS	1	\$10,000.00	\$ 10,000
26	Crushed Aggregate Base Course	Ton	2500	\$8.00	\$ 20,000
27	Asphlatic Concrete Pavement	Ton	1000	\$45.00	\$ 45,000
28	Concrete Curb & Gutter	L.F.	2200	\$9.00	\$ 19,800
29	Erosion Control	LS	1	\$2,500.00	\$ 2,500
30	Restoration	SY	6000	\$0.50	\$ 3,000
Storm Sewer & Street Subtotal					\$ 158,700
Construction					\$554,100
Allowance for Electric & Gas					\$15,000
10 % Contingency					\$56,910
Engineering & Administrative					\$93,902
Total Project Cost					\$719,912

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Brillion - Business Park Feasibility Study

East Site

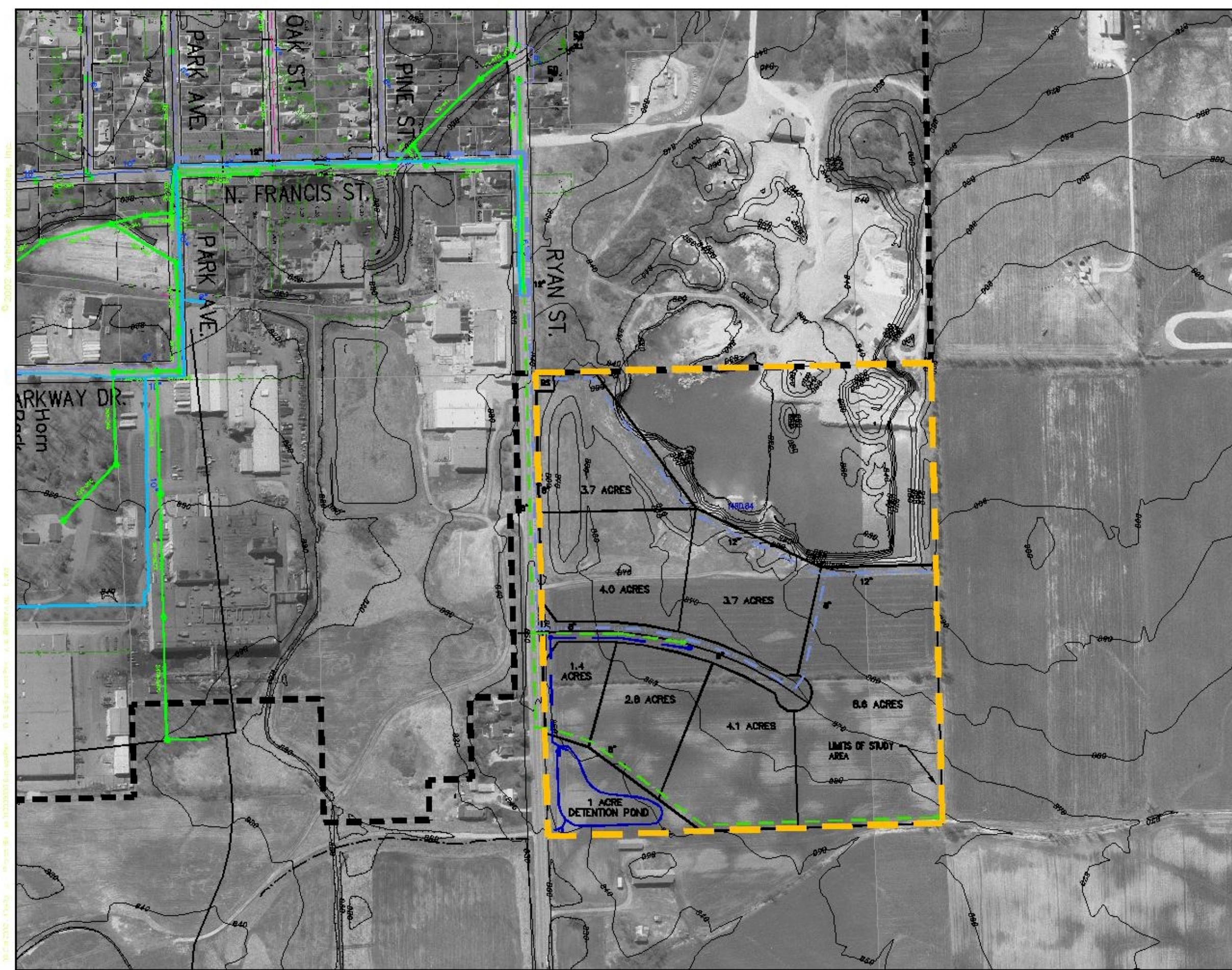
VAI Project No. 012029636









Date: 26-Nov-02

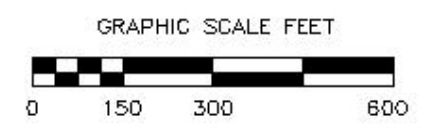
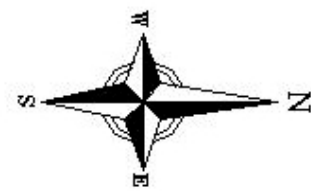
Prepd: THAL Chckd: FBRE

Item	Description	Units	Quantity	Unit Price	Total
WATER MAIN- PHASE 2					
1	Mobilization	LS	1	\$3,600.00	\$ 3,600
2	Connection to Existing	Each	1	\$800.00	\$ 800
3	12" D.I.P. Watermain	L.F.	1500	\$30.00	\$ 45,000
4	12" Gate Valve w/ Valve Box	Each	3	\$1,000.00	\$ 3,000
5	8" D.I.P. Watermain	L.F.	400	\$28.00	\$ 11,200
6	8" Gate Valve w/ Valve Box	Each	1	\$850.00	\$ 850
7	Hydrant	Each	3	\$2,000.00	\$ 6,000
8	6" D.I.P. Watermain	L.F.	50	\$20.00	\$ 1,000
9	6" Gate Valve w/ Valve Box	Each	3	\$700.00	\$ 2,100
Construction					\$73,550
10 % Contingency					\$7,355
Engineering & Administrative					\$12,136
Total Project Cost					\$93,041

This Engineer's Opinion of Probable Cost is made on the basis of our experience and qualifications. It represents our best judgment as experienced and qualified design professionals. It should be recognized that Vierbicher Associates, Inc. does not have control over the cost of materials or services furnished by others, over market conditions or contractors methods of determining their prices. Accordingly, Vierbicher Associates, Inc. cannot and does not guarantee that bids or actual costs will not vary from this Opinion.



- LEGEND**
-  EXISTING WATERMAIN
 -  EXISTING SANITARY SEWER
 -  BUSINESS PARK STUDY BOUNDARY
 -  PROPOSED RIGHT OF WAY
 -  PROPOSED PROPERTY LINE
 -  PROPOSED WATERMAIN
 -  PROPOSED SANITARY SEWER
 -  PROPOSED STORM SEWER



THIS IS A CONCEPTUAL PLAN AND SHALL NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES. THE PLAN LAYOUT MAY CHANGE DUE TO FUTURE DEVELOPMENT AND DETAILED DESIGN INFORMATION.

VIERBICHER ASSOCIATES
Committed to Quality Service Since 1976
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Brillion - Business Park Feasibility Study

Ariens Site Phase 1

VAI Project No. 012029636

Date: 26-Nov-02

Prepd: THAL

Chckd:

FBRE

Item	Description	Units	Quantity	Unit Price	Total
WATER MAIN					
1	Mobilization	LS	1	\$3,600.00	\$ 3,600
2	Connection to Existing	Each	1	\$800.00	\$ 800
3	12" D.I.P. Watermain	L.F.	1100	\$30.00	\$ 33,000
4	12" Gate Valve w/ Valve Box	Each	3	\$1,000.00	\$ 3,000
7	Hydrant	Each	3	\$2,000.00	\$ 6,000
8	6" D.I.P. Watermain	L.F.	60	\$20.00	\$ 1,200
9	6" Gate Valve w/ Valve Box	Each	3	\$700.00	\$ 2,100
WaterMain Subtotal					\$ 49,700
SANITARY SEWER					
10	Mobilization	LS	1	\$3,800.00	\$ 3,800
11	10" P.V.C. Sanitary Sewer	L.F.	3500	\$35.00	\$ 122,500
12	48" Precast Manhole	Each	11	\$2,000.00	\$ 22,000
13	6" HDPE Forcemain	L.F.	3300	\$28.00	\$ 92,400
14	Install Manhole at End of Existing Line	Each	1	\$2,200.00	\$ 2,200
15	Roadway & Drive Restoration	SF	1500	\$1.65	\$ 2,475
16	Restoration	SY	10000	\$0.50	\$ 5,000
17	Lift Station	LS	1	\$125,000.00	\$ 125,000
Sanitary Sewer Subtotal					\$ 375,375
STORM SEWER & STREET IMPROVEMENTS					
18	Mobilization	LS	1	\$5,000.00	\$ 5,000
19	18" RCP Storm Sewer	L.F.	150	\$28.00	\$ 4,200
20	24" RCP Storm Sewer	L.F.	1000	\$35.00	\$ 35,000
20	48" Precast Manhole	Each	4	\$2,000.00	\$ 8,000
21	Curb Inlet, Type 3, 2'x3' Box	Each	6	\$350.00	\$ 2,100
22	24" RCP Endwall	L.F.	1	\$500.00	\$ 500
22	Endwall Structure for Detention Pond Outlet	LS	1	\$5,000.00	\$ 5,000
23	Earthwork & Grading for Detention Pond	LS	1	\$10,000.00	\$ 10,000
24	Earthwork & Grading	LS	1	\$10,000.00	\$ 10,000
24	Crushed Aggregate Base Course	Ton	2500	\$8.00	\$ 20,000
25	Asphlatic Concrete Pavement	Ton	1000	\$45.00	\$ 45,000
26	Concrete Curb & Gutter	L.F.	2200	\$9.00	\$ 19,800
26	Erosion Control	LS	1	\$2,500.00	\$ 2,500
27	Restoration	SY	4000	\$0.50	\$ 2,000
Storm Sewer & Street Subtotal					\$ 169,100
Construction					\$594,175
Allowance for Electric & Gas					\$15,000
10 % Contingency					\$60,918
Engineering & Administrative					\$100,514
Total Project Cost					\$770,606
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Brillion - Business Park Feasibility Study

Ariens Site Phase 2

VAI Project No. 012029636

Date: 26-Nov-02

Prepd: THAL

Chckd:

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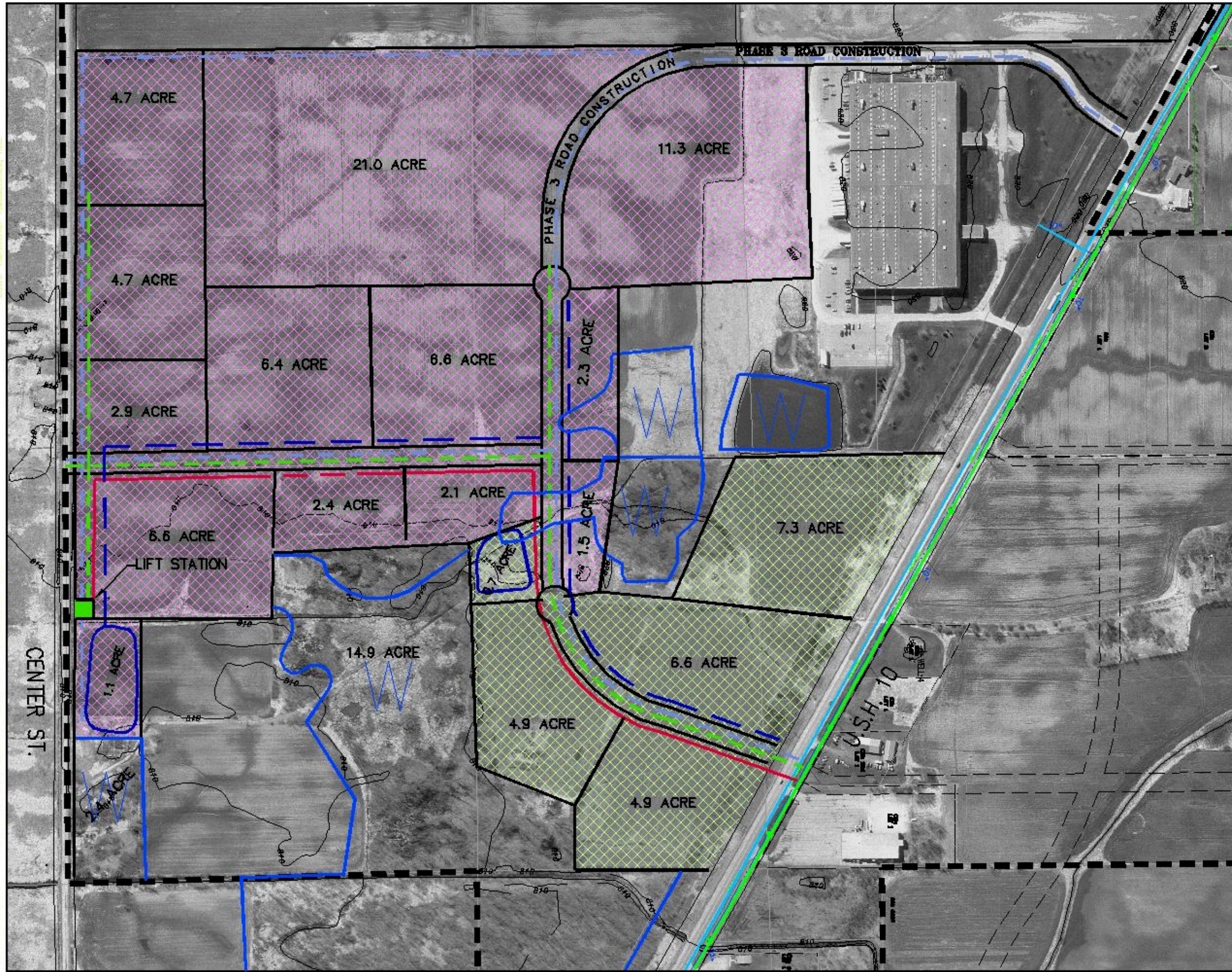
Item	Description	Units	Quantity	Unit Price	Total
WATER MAIN					
1	Mobilization	LS	1	\$3,600.00	\$ 3,600
2	Connection to Existing	Each	2	\$800.00	\$ 1,600
3	12" D.I.P. Watermain	L.F.	9100	\$30.00	\$ 273,000
4	12" Gate Valve w/ Valve Box	Each	18	\$1,000.00	\$ 18,000
7	Hydrant	Each	18	\$2,000.00	\$ 36,000
8	6" D.I.P. Watermain	L.F.	360	\$20.00	\$ 7,200
9	6" Gate Valve w/ Valve Box	Each	18	\$700.00	\$ 12,600
11	Restoration	SY	20000	\$0.50	\$ 10,000
WaterMain Subtotal					\$ 362,000
SANITARY SEWER					
12	Mobilization	LS	1	\$3,800.00	\$ 3,800
13	8" P.V.C. Sanitary Sewer	L.F.	1500	\$32.00	\$ 48,000
14	48" Precast Manhole	Each	5	\$2,000.00	\$ 10,000
16	Connection to existing Manhole	Each	2	\$1,000.00	\$ 2,000
19	Restoration	SY	3000	\$0.50	\$ 1,500
Sanitary Sewer Subtotal					\$ 65,300
STORM SEWER & STREET IMPROVEMENTS					
20	Mobilization	LS	1	\$5,000.00	\$ 5,000
21	18" RCP Storm Sewer	L.F.	1800	\$28.00	\$ 50,400
22	24" RCP Storm Sewer	L.F.	800	\$35.00	\$ 28,000
25	48" Precast Manhole	Each	9	\$2,000.00	\$ 18,000
23	Curb Inlet, Type 3, 2'x3' Box	Each	18	\$350.00	\$ 6,300
26	24" RCP Endwall	L.F.	1	\$500.00	\$ 500
26	Endwall Structure for Detention Pond Outlet	LS	1	\$5,000.00	\$ 5,000
24	Earthwork & Grading for Detention Pond	LS	1	\$10,000.00	\$ 10,000
26	Earthwork & Grading	LS	1	\$25,000.00	\$ 25,000
27	Crushed Aggregate Base Course	Ton	6400	\$8.00	\$ 51,200
28	Asphlatic Concrete Pavement	Ton	2500	\$45.00	\$ 112,500
29	Concrete Curb & Gutter	L.F.	5200	\$9.00	\$ 46,800
30	Erosion Control	LS	1	\$8,000.00	\$ 8,000
31	Restoration	SY	10000	\$0.50	\$ 5,000
Storm Sewer & Street Subtotal					\$ 371,700
Construction					\$799,000
Allowance for Electric & Gas					\$15,000
10 % Contingency					\$81,400
Engineering & Administrative					\$134,310
Total Project Cost					\$1,029,710
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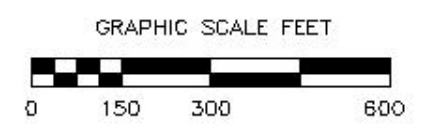
Brillion - Business Park Feasibility Study
Ariens Site Phase 3
VAI Project No. 012029636

Date: 26-Nov-02
Prepd: THAL Chckd: FBRE

Item	Description	Units	Quantity	Unit Price	Total
STORM SEWER & STREET IMPROVEMENTS					
1	Mobilization	LS	1	\$5,000.00	\$ 5,000
2	18" RCP Storm Sewer	L.F.	1600	\$28.00	\$ 44,800
3	48" Precast Manhole	Each	6	\$2,000.00	\$ 12,000
4	Curb Inlet, Type 3, 2'x3' Box	Each	12	\$350.00	\$ 4,200
5	Earthwork & Grading	LS	1	\$20,000.00	\$ 20,000
6	Crushed Aggregate Base Course	Ton	5700	\$8.00	\$ 45,600
7	Asphlatic Concrete Pavement	Ton	3700	\$45.00	\$ 166,500
8	Concrete Curb & Gutter	L.F.	2000	\$9.00	\$ 18,000
9	Erosion Control	LS	1	\$3,500.00	\$ 3,500
10	Restoration	SY	8000	\$0.50	\$ 4,000
Storm Sewer & Street Subtotal					\$ 323,600
Construction					\$323,600
10 % Contingency					\$32,360
Engineering & Administrative					\$53,394
Total Project Cost					\$409,354
<div style="border: 1px solid black; padding: 10px; margin: 10px auto; width: 80%;"> <p>This Engineer's Opinion of Probable Cost is made on the basis of our experience and qualifications. It represents our best judgment as experienced and qualified design professionals. It should be recognized that Vierbicher Associates, Inc. does not have control over the cost of materials or services furnished by others, over market conditions or contractors methods of determining their prices. Accordingly, Vierbicher Associates, Inc. cannot and does not guarantee that bids or actual costs will not vary from this Opinion.</p> </div>					



- LEGEND**
- EXISTING WATERMAIN
 - EXISTING SANITARY SEWER
 - BUSINESS PARK STUDY BOUNDARY
 - PROPOSED RIGHT OF WAY
 - PROPOSED PROPERTY LINE
 - PROPOSED WATERMAIN
 - PROPOSED SANITARY SEWER
 - PROPOSED FORCEMAIN
 - PROPOSED STORM SEWER
 - POTENTIAL WETLAND AREA
 - PHASE 1 AREA
 - PHASE 2 AREA



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ARIENS SITE PHASE 3 BUSINESS PARK FEASIBILITY BRILLION, WISCONSIN	FIGURE NO. PAGE NO.
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