



Building a Better World
for All of Us®

MEMORANDUM

TO: Andrea Trane

FROM: Randy Sanford, Jeremy Tomesh & David Schofield

DATE: September 8, 2021

RE: Capital Improvements Planning; City of La Crosse
SEH No. 155715 14.00

Below is an overview of the three-year capital improvements planning (2021-2023) that will be necessary to provide infrastructure for River Point District through full street and utility buildout. A description of the projects and a table showing the estimated capital expenditures is provided. All estimates include a 4% inflation rate for the years programed. Land acquisition costs are not included.

General enterprise funding for the City of La Crosse was calculated as follows:

WATER- the developer (or in this case City using TIF) would pay for the cost of piping needed for local distribution (assume everything is 8") and the Utility would pay for the cost to upsize any of those from 8" to the larger sizes needed for the system.

SANITARY SEWER - Cost are split based on contributing flow volume. There is no existing flow from any other customers within River Point District.

STORM WATER- Cost split should be same as sanitary- split based on contributing flow volume. Use the 10-year peak flow (or whatever peak flow that the pipe sizes are designed too if not the 10-year peak) as your basis of flow. There is no existing contributing flow.

Capital Improvements Program River Point District (2021-2023)

Causeway Boulevard – This project is under design in 2021 and construction is expected to begin in 2022. This City project is key because of the need for lift station, sanitary sewer, storm sewer, water main utilities, streets, and traffic light improvements to support growth at River Point District.

River Point District Phase I (Fill) – This project was designed in 2020 and construction is underway in 2021.

River Point District Phase II (Street A)– This project is programed to be designed starting in September of 2021 using funding sources from RDA and the City of La Crosse budgeted within the 2022 budget cycle. Construction will begin in the summer/fall of 2022. This City project is needed to extend the “backbone” of Street A through the River Point District. This phase will include sanitary sewer, streets, storm sewers, watermain, and traffic control. A comprehensive construction cost estimate was developed for budgeting purposes. The percentages below represent percent of the categories found in the construction costs.

- Sanitary Sewer Utility Reserve Fund 630 -(0%)
- Sanitary Sewer TIF Fund (4%)
- Water Utility Reserve Fund 640 -(1%)
- Water TIF Fund (4%)
- Storm Water Utility Reserve Fund 650- (0%)

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 329 Jay Street, Suite 301, La Crosse, WI 54601-4034
SEH is 100% employee-owned | sehinc.com | 608.782.3161 | 888.908.8166 fax

- Storm Water TIF (41%)
- Street TIF (43%)
- Street Lighting TIF (2%)
- Traffic Signal TIF (5%)

River Point District Phase III (Streets B, C, D, E, F, G) – This project is programed to be designed in 2022 and construction is programed to begin in 2023. This City project is needed to build out the remainder of the River Point District.

- Sanitary Sewer Utility Reserve Fund 630 -(0%)
- Sanitary Sewer TIF (6%)
- Water Utility Reserve Fund 640 -(0.7%)
- Water Utility TIF (5.3%)
- Storm Water Utility Reserve Fund 650- (0%)
- Storm Water Utility TIF (14%)
- Street /TIF (65%)
- Street Lighting TIF (0%)
- Traffic Signal TIF (9%)

Description	2021	2022	2023
A & E Professional Design Services Causeway Boulevard	\$379,400 ¹		
Construction Costs Causeway Boulevard		\$4,542,000 ²	
A & E Professional Construction Services Causeway Boulevard		\$303,600 ³	
Construction Costs River Point District - Phase I (Fill)	\$2,807,400 ⁴		
A & E Professional Construction Services River Point District - Phase I (Fill)	\$133,410 ⁵		
A & E Professional Design Services River Point District - Phase II (Street A)	\$488,800 ⁶		
Construction Costs for River Point District - Phase II (Street A)		\$6,920,000 ⁷	
A & E Professional Construction Services River Point District - Phase II (Street A)		\$418,000 ⁷	
A & E Professional Design Services River Point District - Phase III (Streets B, C, D, E, F, G)		\$716,000 ⁷	
Construction Costs for River Point District - Phase III (Streets B, C, D, E, F, G)			\$8,930,000 ⁷
A & E Professional Construction Services River Point District - Phase III (Streets B, C, D, E, F, G)			\$538,000 ⁷

p:\kol\lacsrs\common\riverside north\2021-2022 design_scoping documents\seh memo to city of la crosse_cip planning_8.31.21.docx

¹ From SEH Causeway Boulevard Design Agreement, dated 12/15/2020.

² From Causeway Construction Estimate, dated 8/17/2021.

³ From Causeway Construction Estimate, dated 8/17/2021 less SEH Causeway Boulevard Design Agreement, dated 12/15/2020.

⁴ From Gerke Construction Contract including Change Order #1 and a 5% construction contingency.

⁵ From SEH River Point District Phase I Construction Service Agreement, dated 3/23/2021.

⁶ From proposed SEH River Point District Phase II Design Agreement (not yet executed).

⁷ From River Point Construction Estimate, dated 8/17/2021.



Project Name: **RIVERSIDE NORTH**
 SEH Project No: **WIRRN 155715**
 Date: **August 17, 2021**
 Estimator: **RJS, JT, DAS**
 Description: **CAUSEWAY BOULEVARD RECONSTRUCTION**

SANITARY SEWER ITEM	UNIT	EST. QUANTITY	UNIT PRICE	AMOUNT	
DEWATERING	LS	1	\$ 100,000.00	\$ 100,000.00	
LIFT STATION	LS	1	\$ 1,200,000.00	\$ 1,200,000.00	
SANITARY SEWER, 12"	LF	1,943	\$ 60.00	\$ 116,580.00	
SANITARY SEWER, 8"	LF	301	\$ 40.00	\$ 12,040.00	
SANITARY MANHOLE	EA	6	\$ 4,000.00	\$ 24,000.00	
SANITARY WYE	EA	17	\$ 500.00	\$ 8,500.00	
SANITARY LATERAL	LF	731	\$ 40.00	\$ 29,240.00	
CONNECT TO EX. SANITARY SEWER	EA	7	\$ 1,000.00	\$ 7,000.00	
CONDUIT FOR FIBER DATA CONNECTION	LF	1,900	\$ 20.00	\$ 38,000.00	
SUBTOTAL				\$ 1,536,000.00	
CONTINGENCIES (15%)			15%	\$ 231,000.00	
INFLATION		2019	2022	4%	\$ 192,000.00
TOTAL SANITARY SEWER CONSTRUCTION				\$ 1,959,000.00	
GEOTECHNICAL EXPLORATION				\$ 18,000.00	
DELIVERY (ADMINISTRATION, ENGINEERING AND LEGAL, 15%)			15%	\$ 294,000.00	
TOTAL SANITARY SEWER				\$ 2,271,000.00	

WATER MAIN ITEM	UNIT	EST. QUANTITY	UNIT PRICE	AMOUNT	
WATER MAIN, 12"	LF	1,943	\$ 55.00	\$ 106,865.00	
WATER MAIN, 8"	LF	215	\$ 50.00	\$ 10,750.00	
WATER MAIN, 6"	LF	120	\$ 40.00	\$ 4,800.00	
GATE VALVE, 12"	EA	10	\$ 2,500.00	\$ 25,000.00	
GATE VALVE, 8"	EA	5	\$ 1,500.00	\$ 7,500.00	
GATE VALVE, 6"	EA	6	\$ 1,200.00	\$ 7,200.00	
HYDRANT	EA	6	\$ 4,000.00	\$ 24,000.00	
TAP & CORP STOP	EA	17	\$ 150.00	\$ 2,550.00	
CURBSTOP	EA	17	\$ 150.00	\$ 2,550.00	
WATER LATERAL	LF	731	\$ 35.00	\$ 25,585.00	
CONNECT TO EX. WATER MAIN	EA	8	\$ 2,000.00	\$ 16,000.00	
CONNECT TO EX. WATER MAIN (WET TAP)	EA	2	\$ 5,000.00	\$ 10,000.00	
SUBTOTAL				\$ 243,000.00	
CONTINGENCIES (15%)			15%	\$ 37,000.00	
INFLATION		2019	2022	4%	\$ 31,000.00
TOTAL WATER MAIN CONSTRUCTION				\$ 311,000.00	
DELIVERY (ADMINISTRATION, ENGINEERING AND LEGAL, 15%)			15%	\$ 47,000.00	
TOTAL WATER MAIN				\$ 358,000.00	

STORM SEWER ITEM	UNIT	EST. QUANTITY	UNIT PRICE	AMOUNT	
STORM SEWER, 42"	LF	700	\$ 100.00	\$ 70,000.00	
STORM SEWER, 36"	LF	500	\$ 80.00	\$ 40,000.00	
STORM SEWER, 30"	LF	500	\$ 60.00	\$ 30,000.00	
STORM SEWER, 24"	LF	400	\$ 50.00	\$ 20,000.00	
STORM SEWER, 18"	LF	280	\$ 45.00	\$ 12,600.00	
STORM SEWER, 12"	LF	140	\$ 40.00	\$ 5,600.00	
STORM MANHOLE	EA	8	\$ 5,000.00	\$ 40,000.00	
STORM INLET	EA	32	\$ 2,500.00	\$ 80,000.00	
STORM OUTFALL	EA	1	\$ 20,000.00	\$ 20,000.00	
SILT FENCE	LF	3,800	\$ 5.00	\$ 19,000.00	
INLET PROTECTION	EA	32	\$ 100.00	\$ 3,200.00	
SUBTOTAL				\$ 341,000.00	
CONTINGENCIES (15%)			15%	\$ 52,000.00	
INFLATION		2019	2022	4%	\$ 43,000.00
TOTAL STORM SEWER CONSTRUCTION				\$ 436,000.00	
DELIVERY (ADMINISTRATION, ENGINEERING AND LEGAL, 15%)			15%	\$ 66,000.00	
TOTAL STORM SEWER				\$ 502,000.00	

STREET ITEM	UNIT	EST. QUANTITY	UNIT PRICE	AMOUNT	
REMOVE ASPHALTIC PAVEMENT	SY	1,950	\$ 4.00	\$ 7,800.00	
REMOVE CONCRETE PAVEMENT	SY	8,450	\$ 6.00	\$ 50,700.00	
SAWCUT	LF	3,800	\$ 5.00	\$ 19,000.00	
COMMON EXCAVATION	CY	3,330	\$ 10.00	\$ 33,300.00	
CRUSHED AGGREGATE BASE COURSE	CY	3,330	\$ 30.00	\$ 99,900.00	
ASPHALTIC PAVEMENT, 3"	SY	1,950	\$ 20.00	\$ 39,000.00	
CONCRETE PAVEMENT, 9"	SY	8,360	\$ 60.00	\$ 501,600.00	
CONCRETE CURB & GUTTER, 30"	LF	4,180	\$ 12.00	\$ 50,160.00	
CONCRETE SIDEWALK, 6"	SF	22,800	\$ 5.00	\$ 114,000.00	
RESTORATION	SY	1,000	\$ 5.00	\$ 5,000.00	
TRAFFIC CONTROL	LUMP	1	\$ 50,000.00	\$ 50,000.00	
STREET LIGHTING	EA	38	\$ 5,000.00	\$ 190,000.00	
TRAFFIC SIGNAL UPGRADES	LUMP	1	\$ 250,000.00	\$ 250,000.00	
MOBILIZATION	%	\$ 1,410,460.00	2%	\$ 29,000.00	
SUBTOTAL				\$ 1,440,000.00	
CONTINGENCIES (15%)			15%	\$ 216,000.00	
INFLATION		2019	2022	4%	\$ 180,000.00
TOTAL STREET CONSTRUCTION				\$ 1,836,000.00	
DELIVERY (ADMINISTRATION, ENGINEERING AND LEGAL, 15%)			15%	\$ 276,000.00	
TOTAL STREET				\$ 2,112,000.00	

TOTAL PROJECT				\$ 5,243,000.00
----------------------	--	--	--	------------------------

Unit prices are based on the engineers best knowledge at the time of preparation. The accuracy is a function of economic conditions and external influence that can fluctuate greatly. Construction not specifically listed is not included. Soft cost fees shown follow general rules of thumb. Each project has unique issues which can cause these numbers to vary.

Notes:

Sewer and water connections will disturb intersection of Causeway Boulevard and Copeland Avenue (USH 53)
36'-wide (flag to flag) roadway with sidewalks both sides



Project Name: RIVER POINT DISTRICT
 SEH Project No: LACRS 155715
 Date: 08/17/21
 Estimator: DAS/JT/RJS
 Description: ON-SITE IMPROVEMENTS

Year 2022				Year 2023		
PHASE II (Street A)				PHASE III (Streets B, C, D, E, F, G)		
SANITARY SEWER ITEMS	UNIT	UNIT PRICE	EST. QUANTITY	AMOUNT	EST. QUANTITY	AMOUNT
SANITARY SEWER, 12"	LF	\$ 60.00	996	\$ 59,760.00		\$ -
SANITARY SEWER, 10"	LF	\$ 55.00	691	\$ 38,005.00	3,261	\$ 179,355.00
SANITARY SEWER, 8"	LF	\$ 40.00	779	\$ 31,160.00	2,730	\$ 109,200.00
SANITARY MANHOLE	EA	\$ 4,000.00	11	\$ 44,000.00	13	\$ 52,000.00
SANITARY WYE	EA	\$ 500.00	17	\$ 8,500.00	24	\$ 12,000.00
SANITARY LATERAL	LF	\$ 40.00	731	\$ 29,240.00	1,032	\$ 41,280.00
CONNECT TO EX. SANITARY SEWER	EA	\$ 1,000.00	1	\$ 1,000.00	1	\$ 1,000.00
SUBTOTAL				\$ 212,000.00		\$ 395,000.00
CONTINGENCIES (15%)		15%		\$ 32,000.00		\$ 60,000.00
INFLATION	2019	4%	2022	\$ 27,000.00	2023	\$ 68,000.00
TOTAL SANITARY SEWER CONSTRUCTION				\$ 271,000.00		\$ 523,000.00
DELIVERY (DESIGN ENGINEERING, 8%)		8%		\$ 22,000.00		\$ 42,000.00
DELIVERY (CONSTRUCTION ENGINEERING, 6%)		6%		\$ 17,000.00		\$ 32,000.00
DELIVERY (ADMINISTRATION & LEGAL, 1%)		1%		\$ 3,000.00		\$ 6,000.00
TOTAL SANITARY SEWER				\$ 313,000.00		\$ 603,000.00

PHASE II (Street A)				PHASE III (Streets B, C, D, E, F, G)		
WATER MAIN ITEMS	UNIT	UNIT PRICE	EST. QUANTITY	AMOUNT	EST. QUANTITY	AMOUNT
WATER MAIN, 12"	LF	\$ 55.00	2,575	\$ 141,625.00	2,663	\$ 146,465.00
WATER MAIN, 8"	LF	\$ 50.00	103	\$ 5,150.00	2,340	\$ 117,000.00
WATER MAIN, 6"	LF	\$ 40.00	166	\$ 6,640.00	173	\$ 6,920.00
GATE VALVE, 12"	EA	\$ 2,500.00	10	\$ 25,000.00	12	\$ 30,000.00
GATE VALVE, 8"	EA	\$ 1,500.00	2	\$ 3,000.00	7	\$ 10,500.00
GATE VALVE, 6"	EA	\$ 1,200.00	9	\$ 10,800.00	10	\$ 12,000.00
HYDRANT	EA	\$ 4,000.00	9	\$ 36,000.00	10	\$ 40,000.00
TAP & CORP STOP	EA	\$ 150.00	17	\$ 2,550.00	24	\$ 3,600.00
CURBSTOP	EA	\$ 150.00	17	\$ 2,550.00	24	\$ 3,600.00
WATER LATERAL	LF	\$ 35.00	731	\$ 25,585.00	1,032	\$ 36,120.00
CONNECT TO EX. WATER MAIN	EA	\$ 2,000.00	2	\$ 4,000.00	1	\$ 2,000.00
CONNECT TO EX. WATER MAIN (WET TAP)	EA	\$ 5,000.00	2	\$ 10,000.00	1	\$ 5,000.00
SUBTOTAL				\$ 273,000.00		\$ 414,000.00
CONTINGENCIES (15%)		15%		\$ 41,000.00		\$ 63,000.00
INFLATION	2019	4%	2022	\$ 35,000.00	2023	\$ 71,000.00
TOTAL WATER MAIN CONSTRUCTION				\$ 349,000.00		\$ 548,000.00
DELIVERY (DESIGN ENGINEERING, 8%)		8%		\$ 28,000.00		\$ 44,000.00
DELIVERY (CONSTRUCTION ENGINEERING, 6%)		6%		\$ 21,000.00		\$ 33,000.00
DELIVERY (ADMINISTRATION & LEGAL, 1%)		1%		\$ 4,000.00		\$ 6,000.00
TOTAL WATER MAIN				\$ 402,000.00		\$ 631,000.00

PHASE II (Street A)				PHASE III (Streets B, C, D, E, F, G)		
STORM SEWER ITEMS	UNIT	UNIT PRICE	EST. QUANTITY	AMOUNT	EST. QUANTITY	AMOUNT
STORM SEWER, 72"	EA	\$ 500.00	115	\$ 57,500.00	431	\$ 215,500.00
STORM SEWER, 48"	EA	\$ 200.00	501	\$ 100,200.00	0	\$ -
STORM SEWER, 42"	LF	\$ 100.00	123	\$ 12,300.00	0	\$ -
STORM SEWER, 36"	LF	\$ 80.00	1,310	\$ 104,800.00	664	\$ 53,120.00
STORM SEWER, 30"	LF	\$ 60.00	616	\$ 36,960.00	77	\$ 4,620.00
STORM SEWER, 24"	LF	\$ 50.00	113	\$ 5,650.00	796	\$ 39,800.00
STORM SEWER, 21"	LF	\$ 48.00	0	\$ -	328	\$ 15,744.00
STORM SEWER, 18"	LF	\$ 45.00	56	\$ 2,520.00	243	\$ 10,935.00
STORM SEWER, 15"	LF	\$ 43.00	496	\$ 21,328.00	1,431	\$ 61,533.00
STORM SEWER, 12"	LF	\$ 40.00	734	\$ 29,360.00	932	\$ 37,280.00
STORM MANHOLE	EA	\$ 5,000.00	22	\$ 110,000.00	37	\$ 185,000.00
STORM INLET	EA	\$ 2,500.00	29	\$ 72,500.00	44	\$ 110,000.00
APRON ENDWALLS, 36"	CY	\$ 5,000.00	3	\$ 15,000.00		\$ -
UNDERGROUND STORMWATER DETENTION	CF	\$ 4.50	360,000	\$ 1,620,000.00	45,000	\$ 202,500.00
SILT FENCE	LF	\$ 5.00	5,000	\$ 25,000.00	5,000	\$ 25,000.00
INLET PROTECTION	EA	\$ 100.00	32	\$ 3,200.00	56	\$ 5,600.00
SUBTOTAL				\$ 2,217,000.00		\$ 967,000.00
CONTINGENCIES (15%)		15%		\$ 333,000.00		\$ 146,000.00
INFLATION	2019	4%	2022	\$ 277,000.00	2023	\$ 165,000.00
TOTAL STORM SEWER CONSTRUCTION				\$ 2,827,000.00		\$ 1,278,000.00
DELIVERY (DESIGN ENGINEERING, 8%)		8%		\$ 227,000.00		\$ 103,000.00
DELIVERY (CONSTRUCTION ENGINEERING, 6%)		6%		\$ 170,000.00		\$ 77,000.00
DELIVERY (ADMINISTRATION & LEGAL, 1%)		1%		\$ 29,000.00		\$ 13,000.00
TOTAL STORM SEWER				\$ 3,253,000.00		\$ 1,471,000.00

PHASE II (Street A)					PHASE III (Streets B, C, D, E, F, G)		
STREET ITEMS	UNIT	UNIT PRICE	EST. QUANTITY	AMOUNT	EST. QUANTITY	AMOUNT	
REMOVE ASPHALTIC PAVEMENT	SY	\$ 4.00	2,500	\$ 10,000.00			\$ -
SAWCUT	LF	\$ 5.00	170	\$ 850.00	330		\$ 1,650.00
CRUSHED AGGREGATE BASE COURSE	CY	\$ 30.00	7,089	\$ 212,670.00	13,053		\$ 391,590.00
CONCRETE PAVEMENT, 9"	SY	\$ 60.00	12,767	\$ 766,020.00	24,509		\$ 1,470,540.00
CONCRETE CURB & GUTTER, 30"	LF	\$ 12.00	8,453	\$ 101,436.00	15,904		\$ 190,848.00
CONCRETE SIDEWALK, 6"	SF	\$ 5.00	65,000	\$ 325,000.00	122,300		\$ 611,500.00
RESTORATION	SY	\$ 5.00	15,100	\$ 75,500.00	34,900		\$ 174,500.00
TRAFFIC CONTROL	LUMP	\$ 50,000.00	0.3	\$ 15,000.00	0.7		\$ 35,000.00
LANDSCAPING	LUMP	\$ 1,000,000.00	0.3	\$ 300,000.00	0.7		\$ 700,000.00
RETAINING WALL	SF	\$ 50.00	10,000	\$ 500,000.00	14,390		\$ 719,500.00
MOBILIZATION	%	2%	\$ 2,306,476.00	\$ 47,000.00	\$ 4,295,128.00		\$ 86,000.00
SUBTOTAL				\$ 2,354,000.00			\$ 4,382,000.00
CONTINGENCIES (15%)		15%		\$ 354,000.00			\$ 658,000.00
INFLATION	2019	4%	2022	\$ 294,000.00	2023		\$ 745,000.00
TOTAL STREET CONSTRUCTION				\$ 3,002,000.00			\$ 5,785,000.00
DELIVERY (DESIGN ENGINEERING, 8%)		8%		\$ 241,000.00			\$ 463,000.00
DELIVERY (CONSTRUCTION ENGINEERING, 6%)		6%		\$ 181,000.00			\$ 348,000.00
DELIVERY (ADMINISTRATION & LEGAL, 1%)		1%		\$ 31,000.00			\$ 58,000.00
TOTAL STREET				\$ 3,455,000.00			\$ 6,654,000.00

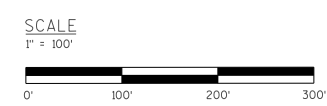
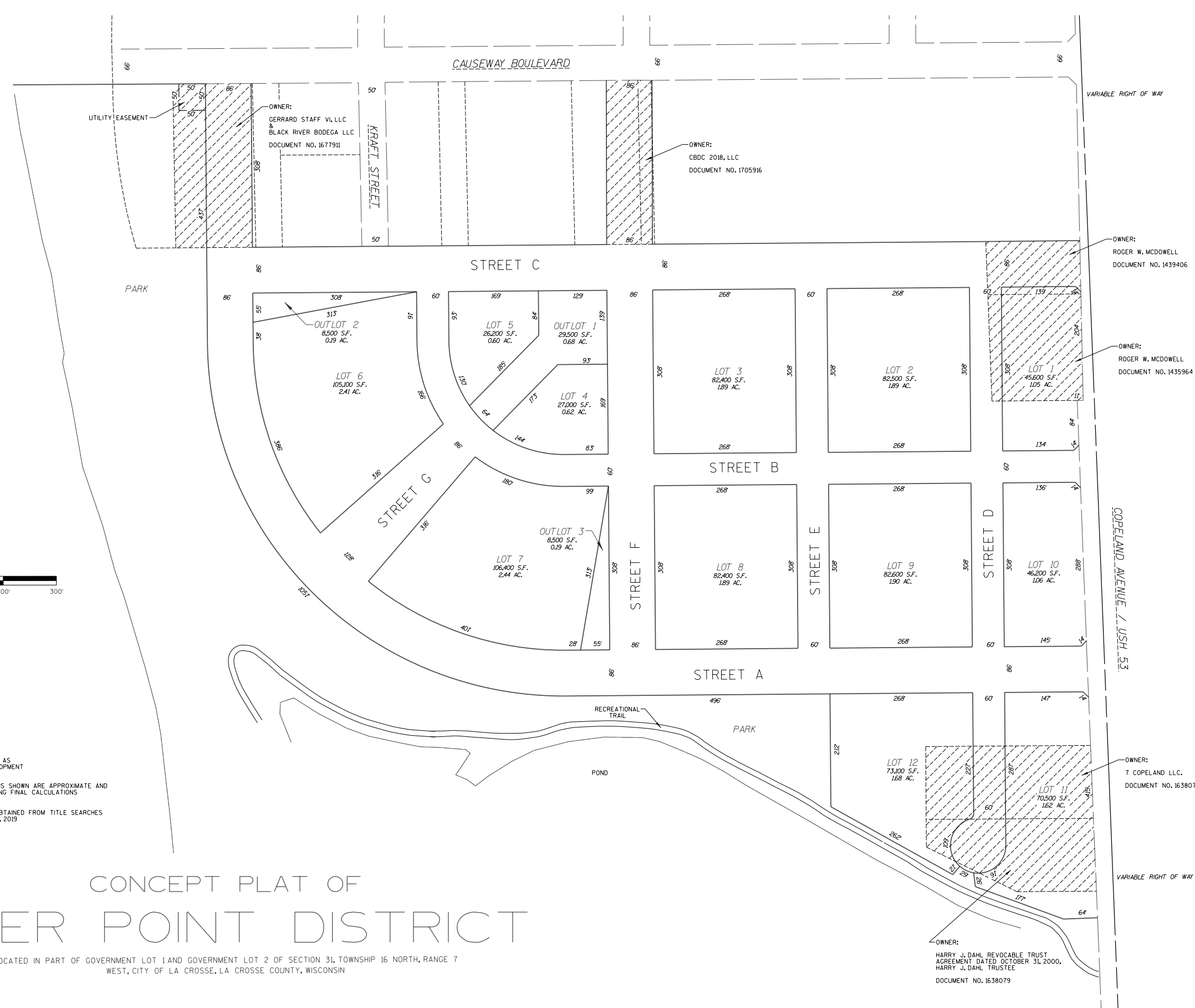
PHASE II (Street A)					PHASE III (Streets B, C, D, E, F, G)		
TRAFFIC SIGNAL ITEMS	UNIT	UNIT PRICE	EST. QUANTITY	AMOUNT	EST. QUANTITY	AMOUNT	
TRAFFIC SIGNAL UPGRADES	LUMP	\$ 100,000.00	1	\$ 100,000.00			\$ -
MOBILIZATION	%	2%	\$ 100,000.00	\$ 2,000.00			\$ -
SUBTOTAL				\$ 102,000.00			\$ -
CONTINGENCIES (15%)		15%		\$ 16,000.00			\$ -
INFLATION	2019	4%	2022	\$ 13,000.00	2023		\$ -
TOTAL TRAFFIC SIGNAL CONSTRUCTION				\$ 131,000.00			\$ -
DELIVERY (DESIGN ENGINEERING, 8%)		8%		\$ 11,000.00			\$ -
DELIVERY (CONSTRUCTION ENGINEERING, 6%)		6%		\$ 8,000.00			\$ -
DELIVERY (ADMINISTRATION & LEGAL, 1%)		1%		\$ 2,000.00			\$ -
TOTAL TRAFFIC SIGNALS				\$ 152,000.00			\$ -

PHASE II (Street A)					PHASE III (Streets B, C, D, E, F, G)		
STREET LIGHTING ITEMS	UNIT	UNIT PRICE	EST. QUANTITY	AMOUNT	EST. QUANTITY	AMOUNT	
STREET LIGHTING	EA	\$ 5,000.00	52	\$ 260,000.00	118		\$ 590,000.00
MOBILIZATION	%	2%	\$ 260,000.00	\$ 6,000.00	\$ 590,000.00		\$ 12,000.00
SUBTOTAL				\$ 266,000.00			\$ 602,000.00
CONTINGENCIES (15%)		15%		\$ 40,000.00			\$ 91,000.00
INFLATION	2019	4%	2022	\$ 34,000.00	2023		\$ 103,000.00
TOTAL STREET LIGHTING CONSTRUCTION				\$ 340,000.00			\$ 796,000.00
DELIVERY (DESIGN ENGINEERING, 8%)		8%		\$ 28,000.00			\$ 64,000.00
DELIVERY (CONSTRUCTION ENGINEERING, 6%)		6%		\$ 21,000.00			\$ 48,000.00
DELIVERY (ADMINISTRATION & LEGAL, 1%)		1%		\$ 4,000.00			\$ 8,000.00
TOTAL STREET LIGHTING				\$ 393,000.00			\$ 916,000.00
TOTAL BY PHASE (ROUNDED)				\$ 7,968,000.00			\$ 10,275,000.00

Unit prices are based on the engineers best knowledge at the time of preparation. The accuracy is a function of economic conditions and external influence that can fluctuate greatly. Construction not specifically listed is not included. Soft cost fees shown follow general rules of thumb. Each project has unique issues which can cause these numbers to vary.

Notes:

- Does not include parkland/marina improvements and landscaping (separate phase)
- Does not include boulevard landscaping (by adjacent development)
- Does not include undergrounding electrical lines along riverbank (separate phase)
- Major roadways are 62 feet wide with two 13' sidewalks
- Minor roadways are 36 feet wide with two 6 foot sidewalks



NOTES

- = AREAS OWNED BY OTHERS AS PART OF PLANNED DEVELOPMENT
- ALL AREAS AND DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE DURING FINAL CALCULATIONS
- OWNERSHIP INFORMATION OBTAINED FROM TITLE SEARCHES COMPLETED IN SEPTEMBER, 2019

CONCEPT PLAT OF RIVER POINT DISTRICT

LOCATED IN PART OF GOVERNMENT LOT 1 AND GOVERNMENT LOT 2 OF SECTION 31, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

