

# City of Waldorf Phase 2 Project Planning

Phase 2	Estimated	Estimated Soft	Development	Total Estimated
Project:	Construction Costs	Costs	Fees	Cost
School Street West Development (20 Lots)*	\$1,803,000.00	\$418,000.00		\$2,221,000.00
1st Street	\$250,000.00	\$63,000.00	-	\$313,000.00
2nd Street	\$380,000.00	\$96,000.00	-	\$476,000.00
City Park (Parking Lot and Park)	\$246,000.00	\$53,000.00	-	\$299,000.00
Middle Avenue	\$295,000.00	\$75,000.00	-	\$370,000.00
Industrial Park Street & Utility Extension*	\$1,645,000.00	\$186,000.00	-	\$1,831,000.00
Raymond Avenue	\$128,000.00	\$33,000.00	-	\$161,000.00
Service Road	\$61,000.00	\$16,000.00	-	\$77,000.00
Railway Street	\$227,000.00	\$58,000.00	-	\$285,000.00
4th Street	\$103,000.00	\$26,000.00	-	<u>\$129,000.00</u>
Development Fees			\$308,065.00	<u>\$308,065.00</u>
<b>Total All Projects</b>	<b>\$5,138,000.00</b>	<b>\$1,024,000.00</b>	<b>\$308,065.00</b>	<b>\$6,470,065.00</b>
Estimated Inflation (15%):	\$605,850.00	\$132,750.00	\$5,100.00	<u>\$924,195.00</u>
<b>Total All Projects Plus Inflation:</b>	<b>\$5,743,850.00</b>	<b>\$1,156,750.00</b>	<b>\$313,165.00</b>	<b>\$7,394,260.00</b>

Proposed 1/2 from the Infrastructure Plan:	Federal:	\$3,697,130.00
Proposed 1/2 from the MN State Bonding and Other Sources:		<u>\$3,697,130.00</u>
	Total:	\$7,394,260.00

\*This proposal includes 35 acres of land acquisitions within the City Limits.

