

SUNDANCE HILL - ANNEXATION REPORT

PREPARED FOR:

**Laramie Reboot LLC
902 S. 3rd Street
Laramie, Wyoming 82070**



PREPARED BY:

**Coffey Engineering & Surveying, LLC
902 S. 3rd Street
Laramie, Wyoming 82070
[P] 307-742-7425
[F] 307-742-7403
www.coffey-engineering.com**



**January 31, 2020
Revised: March 2, 2020**

Project No. 2673.00

Prepared By: Ginger Brown

I. INTRODUCTION

This report is to provide an overview of the proposed development of the area proposed for annexation. The site is located within Section 6, Township 15 North, Range 73 West of the 6th P.M., Laramie, Albany County, Wyoming. Explicitly the proposed subdivision lies to the immediate west of Colorado Avenue, and begins approximately 215 feet north of Venture Drive then extends to the south approximately 1475 feet towards Riverside Drive.

The proposed subdivision will have 95 lots with two (2) zoned R3 -multifamily, forty-seven (47) zoned, R2 -medium density residential, and forty-six (46) R2M- medium density residential with independent manufactured homes.

II. LIST SCHEUDLE & COST OF SERVICES

Sundance Hill Subdivision is anticipated to be completed in multiple phases and the below dates are for complete build out. Each phase will ensure all services are available before construction completion and the first phase as being discussed by the developer may be constructed as early as summer 2020.

Service	Provided by	Available Date
Fire Protection	City of Laramie	June 2025
Water	City of Laramie	June 2025
Wastewater	City of Laramie	June 2025
Garbage	City of Laramie/ Wyoming Disposal	June 2025
Mail Service	United States Postal Service	June 2025
Electric	Rocky Mountain Power	June 2025
Fiber Optics	Charter/Century Link	June 2025
Gas	Black Hills Energy	June 2025

III. COST OF SITE AND OFF-SITE INFRASTRUCTURE IMPROVEMENTS

The proposed subdivision infrastructure improvements will be primarily located on the proposed property with minimal infrastructure on City of Laramie property. Individual home sales are estimated to be between \$250,000 to \$350,000. Below is the cost estimate for infrastructure of the full build out of the subdivision.

ENGINEERING COST ESTIMATE



Client Laramie Reboot LLC
Address 907 S. 3rd Street
Laramie Wyoming 82070

Project No. 2673.00
Project Name Sundance Hill
Project Location Laramie, Wy

ITEM NO.	ITEM	UNIT	QUANTITY	UNIT PRICE (FIGURES)	BID AMOUNT (FIGURES)
MISCELLANEOUS ITEMS (Table I)					
M-1	Mobilization, demobilization and general contract requirements	LS	1	\$ 30,000.00	\$ 30,000.00
M-2	Install Project Sign	LS	1	\$ 210.00	\$ 210.00
M-3	Storm Water Permit and Erosion Control	LS	1	\$ 1,800.00	\$ 1,800.00
M-4	Temporary Traffic Control	LS	1	\$ 3,500.00	\$ 3,500.00
M-5	Landscaping/Restoration	LS	1	\$ 5,000.00	\$ 5,000.00
SUBTOTAL					\$ 40,510.00

SANITARY SEWER ITEMS (Table II)					
SA-1	Install Sanitary Manhole (4'-dia)	EA	16	\$ 4,211.78	\$ 67,388.48
SA-2	Install Sanitary Service (4" - dia)	EA	93	\$ 920.75	\$ 85,629.75
SA-3	Install Sanitary Sewer Pipe (8" Dia PVC SDR 35) - open cut	FT	3475	\$ 45.05	\$ 156,548.75
SUBTOTAL					\$ 309,566.98

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WATER ITEMS (Table III)					
W-1	Connect to Existing Main (10")	EA	2	\$ 1,186.20	\$ 2,372.40
W-2	Install Water Main Open Trench (PVC - C900 - 8")	LF	3958	\$ 56.20	\$ 222,439.60
W-3	Install Water Main Open Trench (PVC - C900 - 6")	LF	283	\$ 46.89	\$ 13,269.87
W-4	Install Gate Valve (8")	EA	19	\$ 1,955.89	\$ 37,161.91
W-5	Install Fittings (10"x 10"x 8" Tee)	EA	2	\$ 2,475.00	\$ 4,950.00
W-6	Install Fittings (8"x 8"x 8" Tee)	EA	5	\$ 2,100.00	\$ 10,500.00
W-7	Install Fittings (8"x 8"x 6" Tee)	EA	8	\$ 2,100.00	\$ 16,800.00
W-8	Install Fittings (8"x8"x8"x8" Cross)	EA	1	\$ 1,539.00	\$ 1,539.00
W-9	Install Fittings (8" 45 degree bend w/ TB)	EA	6	\$ 911.59	\$ 5,469.54
W-10	Install Blow Off Hydrant Assembly	EA	2	\$ 4,000.00	\$ 8,000.00
W-11	Install Fire Hydrant Assembly	EA	8	\$ 6,686.53	\$ 53,492.24
W-12	Install Water Service (3/4")	EA	93	\$ 1,490.36	\$ 138,603.48
W-13	Install Water Meter Vault (3/4")	EA	93	\$ 1,004.73	\$ 93,439.89
W-14	Air Release Valve Assembly	EA	2	\$ 3,200.00	\$ 6,400.00
SUBTOTAL					\$ 614,437.93

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STREET ITEMS (Table IV)					
ST-1	Placement of Plant Mix Bituminous Patch (6")	SY	523	\$ 37.25	\$ 19,469.33
ST-2	Placement of Plant Mix Bituminous Pavement (5")	SY	1999	\$ 22.75	\$ 45,487.53
ST-3	Placement of Plant Mix Bituminous Pavement (4")	SY	6302	\$ 19.99	\$ 125,970.43
ST-4	Placement of Concrete Pavement (6")	SY	3644	\$ 25.21	\$ 91,862.44
ST-5	Placement of Base Material for Roadway (9")	CY	13496	\$ 31.76	\$ 428,642.45
ST-6	Placement of Base Material for Roadway (6")	CY	1050	\$ 40.00	\$ 42,011.15
ST-7	Placement of Base Material for Patches (10")	CY	523	\$ 40.00	\$ 20,906.67
ST-8	Placement of Base Material for Flatwork (6")	CY	531	\$ 51.03	\$ 27,117.37
ST-9	Placement of Geotextile/ geogrid	LF	3995	\$ 4.65	\$ 18,574.80
ST-10	Install Rollover Curb and Gutter	LF	7989	\$ 15.94	\$ 127,347.21
ST-11	Install Concrete Flatwork (6")	LF	1507	\$ 29.12	\$ 43,896.65
ST-12	Install Concrete Valley Gutter (CS-1)	SY	144	\$ 25.00	\$ 3,611.11
ST-13	Install ADA Ramp (Detached to attached CR-6)	EA	4	\$ 425.62	\$ 1,702.49
ST-14	Install ADA Ramp (single diagonal ramp)	EA	8	\$ 425.62	\$ 3,404.97
ST-15	Install ADA Ramp (single parallell Ramp)	EA	2	\$ 425.62	\$ 851.24
ST-16	Alley Way Appraoch (Type C)	EA	4	\$ 1,500.00	\$ 6,000.00
ST-17	Alley Way Appraoch (Type D)	EA	2	\$ 1,500.00	\$ 3,000.00
ST-18	Stop Signs	EA	8	\$ 250.00	\$ 2,000.00
ST-19	Earthwork	CY	30901	\$ 7.00	\$ 216,307.00
SUBTOTAL					\$ 1,228,162.83

STORM ITEMS (Table V)					
SW-1	Install Storm CMP Culvert (12'-dia)	LF	27	\$ 10.50	\$ 283.50
SW-2	Install Storm CMP Culvert (15'-dia)	LF	56	\$ 13.75	\$ 775.50
SW-3	Install Storm CMP Culvert (18'-dia)	LF	1587	\$ 15.49	\$ 24,579.53

ENGINEERING COST ESTIMATE



COFFEY
ENGINEERING & SURVEYING

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www.wyocoffey.com, [P] 307-742-7425 [F] 307-742-7403

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SW-4	Install Storm CMP Culvert (24'-dia)	LF	706	\$ 20.68	\$ 14,595.94
SW-5	Install Storm CMP Culvert (30'-dia)	LF	588	\$ 25.43	\$ 14,945.21
SW-6	Install Storm Sewer Manhole (4'-dia)	EA	10	\$ 4,211.78	\$ 42,117.80
SW-7	Install 3' Square grate inlet on Storm Sewer Manhole (4'-dia)	EA	8	\$ 4,211.78	\$ 33,694.24
SW-8	Install Single Storm Inlet (SS-4)	EA	27	\$ 2,875.00	\$ 77,625.00
SUBTOTAL					\$ 208,616.73

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CITY FEES ITEMS (Table VI)					
CF-1	3/4" Water Service	EA	93	\$ 3,021.00	\$ 280,953.00
CF-2	4" Sewer Service	EA	93	\$ 2,811.00	\$ 261,423.00
CF-3	Water Meter	EA	93	\$ 471.70	\$ 43,868.10
SUBTOTAL					\$ 586,244.10

TOTAL CONSTRUCTION COST SUMMARY	
TOTAL CONSTRUCTION COST	\$ 2,987,538.57

LS = Lump Sum EA = Each LF = Lineal Foot SF = Square Foot SY = Square Yard CY = Cubic Yard
DAY = Calendar Day HRS = Hours MG = 1000 GALLON \$\$ = DOLLAR

CONSTRUCTION ENGINEERING ITEMS (Table VII)					
CE-1	Construction Surveying	LS	1	\$ 32,000.00	\$ 32,000.00
CE-2	Construction Management and Construction Administration	LS	1	\$ 5,000.00	\$ 5,000.00
CE-3	Construction Observation and Inspection	LS	1	\$ 13,000.00	\$ 13,000.00
CE-4	Construction Materials Testing	LS	1	\$ 7,500.00	\$ 7,500.00
CE-5	As-Built Drawings and Project Closeout	LS	1	\$ 7,500.00	\$ 7,500.00
SUBTOTAL					\$ 65,000.00

IV. MILL LEVIES

Albany County was contacted to acquire the list of current mill levies imposed on the property. The property is located in tax district 101 and levy costs can be found on the spreadsheet below.

Grant C. Showacre, Albany County Assessor
2019 General Tax Levies For Albany County, Wyoming

SD#	Mandatory School Fund	State Sch. Fund	School Dist #1	School Bond Redem	School Bond Int	School Recreation	Co. Gen Fund	Co. Library Fund	Co. Fair Fund	Lar. River Conser	Co. Hospital District	Weed/Pest District	Basic Mills	City/Town	Fire	South Laramie Water & Sewer	TOTAL
100	6.00	12.00	25.00	2.669	1.331	1.00	12.000			1.00	3.00	1.00	65.000				65.000
101	6.00	12.00	25.00	2.669	1.331	1.00	12.000			1.00	3.00	1.00	65.000		3.00		68.000
102	6.00	12.00	25.00	2.669	1.331	1.00	12.000			1.00	3.00	1.00	65.000		3.00		68.000
103	6.00	12.00	25.00	2.669	1.331	1.00	12.000			1.00	3.00	1.00	65.000		3.00		68.000
104	6.00	12.00	25.00	2.669	1.331	1.00	12.000			1.00	3.00	1.00	65.000		3.00		68.000
105	6.00	12.00	25.00	2.669	1.331	1.00	12.000			1.00	3.00	1.00	65.000		3.00		68.000
106	6.00	12.00	25.00	2.669	1.331	1.00	12.000			1.00	3.00	1.00	65.000		3.00		68.000
107	6.00	12.00	25.00	2.669	1.331	1.00	12.000			1.00	3.00	1.00	65.000		3.00	8.00	76.000
108	6.00	12.00	25.00	2.669	1.331	1.00	12.000			1.00	3.00	1.00	65.000		3.00	8.00	76.000
110	6.00	12.00	25.00	2.669	1.331	1.00	12.000			1.00	3.00	1.00	65.000		3.00		68.000
111	6.00	12.00	25.00	2.669	1.331	1.00	12.000			1.00	3.00	1.00	65.000		3.00		68.000
112	6.00	12.00	25.00	2.669	1.331	1.00	12.000			1.00	3.00	1.00	65.000		3.00		68.000
150	6.00	12.00	25.00	2.669	1.331	1.00	12.000			1.00	3.00	1.00	65.000	8.00			73.000
151	6.00	12.00	25.00	2.669	1.331	1.00	12.000			1.00	3.00	1.00	65.000	8.00			73.000
152	6.00	12.00	25.00	2.669	1.331	1.00	12.000			1.00	3.00	1.00	65.000	8.00			73.000
153	6.00	12.00	25.00	2.669	1.331	1.00	12.000			1.00	3.00	1.00	65.000		3.00	8.00	76.000
154	6.00	12.00	25.00	2.669	1.331	1.00	12.000			1.00	3.00	1.00	65.000		3.00		68.000

Special Levies				Validation & Levy By Tax District				Valuation	Mill Levy	Taxes			
				Taxing District									
L.V.M.I.D.	Per Acre		3.25	Rainbow Valley			100.00						
T.W.I.D.	Per Acre		10.00	Rainbow Valley	Vacant		75.00	100	Outside Laramie - No Fire	30,722,403	65.000	1,996,956.20	
South Knoll Imp. District	Per Address		150.00					101	Outside Laramie - Fire	139,860,880	68.000	9,510,539.84	
Sherman Hills - Zone 1	Per Lot		330.00	Pope Springs	Zone A	Per Lot	250.00	102	Sage Drive Road Improvement	1,618,462	68.000	110,055.42	
Sherman Hills - Zone 2	Per Lot		396.00	Pope Springs	Zone B	Per Lot	300.00	103	Centennial Water and Sewer	1,634,655	68.000	111,156.54	
Sherman Hills - Zone 3	Per Lot		462.00	Pope Springs	Zone C	Per Lot	350.00	104	Nine Mile Water and Sewer	1,396,651	68.000	94,972.27	
Sherman Hills - Undeveloped (50% of developed lots in zone)				Pope Springs	Zone D	Per Lot	500.00	105	Seven Mile Water and Sewer	311,973	68.000	21,214.16	
				Pope Springs	II Undeveloped	1/2 Per Lot		106	Sherman Hills Road Improvement	5,288,929	68.000	359,647.17	
Pioneer Canal - Lake Hattie Irrigation District								107	South Knoll Road Improvement	1,487,820	76.000	113,074.32	
A, West Laramie & North Canal			4.69	Valley View Imp		Per Lot	250.00	108	South Laramie W&S	7,999,456	76.000	607,958.66	
B			3.23	Valley View Imp	Vacant	Per Lot	100.00	110	Valley View Road Improvement	1,020,297	68.000	69,380.20	
C and Parker			2.82					111	Rainbow Valley Road Improvement	1,870,993	68.000	127,227.52	
Deeded			1.00	Wold Road Imp		Per Lot	75.00	112	Pope Springs Road Improvement	2,188,334	68.000	148,806.71	
Deeded at A rate			4.69	Wold Road Imp	Special	Per Lot	37.50	150	City of Laramie	258,077,676	73.000	18,839,670.35	
Sage Drive Road Imp.	Zone 1	Per Lot	114.00					151	Town of Rock River	1,433,699	73.000	104,660.03	
	Zone 2	Per Lot	207.00					152	Downtown Development Distict	6,632,308	73.000	484,158.48	
	Zone 3	Per Lot	318.00					153	Paddocks Road Improvement	1,377,679	76.000	104,703.60	
	Zone 4	Per Lot	100.00					154	Wold Road Improvement	1,381,686	68.000	93,954.65	
								TOTAL ALBANY COUNTY SD #1					
								DISTRICT #1			464,303,901		32,898,136.11