

ATTACHMENT A



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

To: Alan Stephenson
Deputy City Manager

Date: December 11, 2024

From: Joshua Bednarek
Planning and Development Director

Subject: ITEM I12 ON THE DECEMBER 18, 2024, FORMAL AGENDA
ADOPTION OF LAND USE ASSUMPTIONS AND INFRASTRUCTURE
IMPROVEMENTS PLANS

Item 112, Adoption of Land Use Assumptions and Infrastructure Improvements Plans, is a request to approve updated Land Use Assumptions (LUA) and Infrastructure Improvements Plans (IIP) (collectively, the Infrastructure Financing Plan or "IFP") in accordance with Arizona Revised Statutes 9-463.05 Development Fees. Approval of the LUAs and IIPs is required prior to approving a development impact fee or updating an existing development impact fee because these plans gather, analyze and present the necessary data to develop the fees.

A public hearing on LUAs and IIPs was conducted during the Formal City Council meeting on November 13, 2024. A future public hearing on proposed changes to the city's development impact fees is anticipated on or after January 22, 2025. A second future public hearing and adoption of the impact fees will be scheduled in spring of 2025.

Deputy City Manager Stephenson appointed the Impact Fee Ad Hoc Committee to provide input to staff and professional consultants on the underlying assumptions supporting the draft IFP prior to recommendations going to City Council. The Ad Hoc Committee convened fourteen times between January 18, and October 3, 2024. On November 4, 2024, the Ad Hoc Committee submitted written comments that included the following recommendation: *The Ad Hoc Committee recommends that staff continue to refine the IFP as needed to ensure new development does not pay more than its proportional share of new public infrastructure required for or impacted by such development.* The full Ad Hoc Committee report, along with additional IFP materials, can be found on the web at: www.phoenix.gov/pddsite/Pages/Proposed2025InfrastructureFinancingPlan

Consistent with the Ad Hoc recommendation above, and to ensure the approved LUAs and IIPs are based on the best available information, staff recommends updating and replacing certain assumptions that could affect proposed changes to the city's impact fees.

Staff recommends approval of the Land Use Assumptions and Infrastructure Improvements Plans, subject to the following amendments:

1. THE LAND USE ASSUMPTIONS (LUAS) CONTAINED IN EACH INFRASTRUCTURE IMPROVEMENTS PLAN (IIP) SHALL BE REPLACED WITH THE LUAS FROM THE 2025 DEVELOPMENT IMPACT FEE UPDATE, LAND USE ASSUMPTIONS REPORT AS REVISED SEPTEMBER 30, 2024, AND ENCLOSED AS **ATTACHMENT A1**.
 - A. TO THE EXTENT REVISED LUAS AFFECT THE MEASUREMENT OF SERVICE LEVELS, THE SERVICE LEVELS IN EACH IIP SHALL BE REPLACED TO ALIGN

WITH THE REVISED LUAS.

- B. TO THE EXTENT REVISED LUAS AFFECT THE CALCULATION OF EQUIVALENT DEMAND UNIT FACTORS (EDUS) THE EDUS IN EACH IIP SHALL BE REPLACED TO ALIGN WITH THE REVISED LUAS.
 - C. OTHER REVISIONS DIRECTLY RESULTING FROM REVISED LUAS.
- 2. THE ALTERNATIVE REVENUE OFFSETS IN EACH IIP SHALL BE UPDATED TO REFLECT THE VALUES FROM THE *2025 IMPACT FEE UPDATE, ALTERNATIVE REVENUE OFFSETS REPORT* DATED DECEMBER 4, 2024, AND ENCLOSED AS **ATTACHMENT A2**.
 - 3. THE FUND BALANCE ADJUSTMENTS IN EACH IIP SHALL BE UPDATED TO REFLECT THE VALUES FROM THE *2025 IMPACT FEE UPDATE, FUND BALANCE ADJUSTMENTS REPORT* DATED DECEMBER 4, 2024, AND ENCLOSED AS **ATTACHMENT A3**.
 - 4. THE UNIT COST FOR ROADWAYS IN THE MAJOR ARTERIAL IIP SHALL BE REPLACED WITH THE UNIT COST VALUES FROM THE KIMLEY-HORN MEMORANDUM DATED NOVEMBER 22, 2024, AND ENCLOSED AS **ATTACHMENT A4**.
 - 5. INCORPORATE OTHER COST CONTROL MEASURES TO REFLECT THE BEST AVAILABLE INFORMATION AT THE TIME OF FEE ADOPTION. COST CONTROL MEASURES MAY INCLUDE, BUT ARE NOT LIMITED TO, ADJUSTMENTS NECESSITATED BY NEW / ADDITIONAL FUNDING COMMITMENTS.

The first recommendation involves correcting the time-period drawn from the Land Use Assumptions Report. Growth forecasts prepared by Applied Economics, LLC were provided annually from 2023 to 2035, and in 5-year increments from 2035 to 2060, plus the hypothetical 'buildout' when all undeveloped lands are absorbed. Draft LUAs and IIPs were based on a 10-year period covering 2025 (FY24/25) to 2034 (FY33/34). It was later recognized that the correct 10-year period should be 2026 (FY25/26) to 2035 (FY34/35), to align with the 5-year increments in the growth forecast. This update effects the equivalent demand unit (EDU) quantities used to determine service levels, 10-year facility needs, and certain cost allocations. Since this update primarily impacts IIPs that employ an 'incremental expansion' method (i.e. each unit of development requires a unit of service based on the establish Level of Service) this update would have a minor effect on fees. Notably, the 'build-out EDU quantities that are utilized in the 'plan-based' IIPs will not change as a result of this correction.

The second recommendation incorporates final analyses of Alternative Revenue Offsets. Offsets are calculated and applied upfront against 'gross' impact fees per EDU to avoid a condition often referred to as double-charging. The final review and analysis of offsets involved verifying debt terms for past and anticipated future bond sales, vetting recently sold revenue bonds for qualifying facilities, and updating EDUs for cost-allocation purposes as described above. Complete details of updated offset calculations and assumptions can be found in the *Alternative Revenue Offsets Report* dated December 4, 2024.

The third recommendation incorporates final analysis of Fund Balance Adjustments. Qualifying fund balances are applied against the total capital cost of planned improvements per EDU for each impact fee service area. The final review and analysis of fund balances involved utilizing FY24 year-end balances, identifying existing commitments of funds to determine qualifying balances,

and updating EDUs for allocation purposes as described above. Complete details of updated fund balance adjustments can be found in the Fund Balance Adjustments Report dated December 4, 2024.

The fourth recommendation revises the 'unit cost' utilized in the Major Arterial IIP to estimate capital costs for roadways. The city retained Kimley-Horn to evaluate and recommend construction costs for roads, storm drains and bridges. Subsequent analysis of the road costs, incorporating a larger sample of recent projects, resulted in Kimley-Horn revising their recommended unit cost for the sub-grade preparation and asphalt components. A detailed explanation can be found in the Kimley-Horn memorandum dated November 22, 2024. This revision would result in a reduction of Major Arterial fees.

The following table compares the draft and revised net fee per EDU for each fee area. The Revised Fee numbers reflect the revisions to the IFP's outlined in one thru five at the beginning of this memo.

Impact Fee Area	Draft Fee	Revised Fee	\$ Change	% Change
Northwest	\$36,985	\$34,907	-\$2,078	-5.6%
Deer Valley	\$28,324	\$27,098	-\$1,226	-4.3%
Northeast	\$36,336	\$34,772	-\$1,564	-4.3%
Paradise Ridge	\$39,430	\$37,866	-\$1,564	-4.0%
Estrella North (Off Project)	\$14,625	\$14,637	\$12	0.1%
Estrella North (On Project)	\$12,502	\$12,628	\$126	1.0%
Estrella South (Off Project)	\$21,535	\$20,046	-\$1,489	-6.9%
Estrella South (On Project)	\$19,412	\$18,037	-\$1,375	-7.1%
Laveen West (Off Project)	\$14,819	\$14,831	\$12	0.1%
Laveen West (On Project)	\$12,696	\$12,822	\$126	1.0%
Laveen East (Off Project)	\$14,819	\$14,831	\$12	0.1%
Laveen East (On Project)	\$12,696	\$12,822	\$126	1.0%
Ahwatukee (Off Project)	\$11,927	\$12,445	\$518	4.3%
Ahwatukee (On Project)	\$9,804	\$10,436	\$632	6.4%
Balance of the City (Off Project)	\$8,172	\$7,467	-\$705	-8.6%
Balance of the City (On Project)	\$6,049	\$5,458	-\$591	-9.8%

Notes: Northwest, Deer Valley, Northeast, and Paradise Ridge impact fee areas are entirely Off-Project and include Water Resource Acquisition Fees. The Estrella North impact fee area is entirely On-Project. On-Project lands within the Ahwatukee impact fee area have built-out and no new development is anticipated in that location. All fees are based on inflation-adjusted unit costs estimated at January 2028 dollars. The offset for Water and Sewer Development Occupational Fees is not included. Staff recommends striking PCC Chapters 19A - 19D, thereby eliminating the DOF fee.

Enclosures:

- Attachment A1: Land Use Assumptions Report, Revised 9/30/2024 (6 pages)
- Attachment A2: Alternative Revenue Offsets Summary, 12/4/2024 (1 page)
- Attachment A3: Fund Balance Adjustments Summary, 12/4/2024 (1 page)
- Attachment A4: Kimley-Horn Memorandum dated 11/22/2024 (1 page)

Approved:


Alan Stephenson, Deputy City Manager

ATTACHMENT A1

City of Phoenix
2025 Development Impact Fee Update
LAND USE ASSUMPTIONS REPORT

DRAFT
8-2-2024
(Revised 9/30/2024)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

Prepared by:
Business & Strategy Division
Growth, Infrastructure & Financial Stability Section

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SUMMARY OF LAND USE ASSUMPTIONS

The land use assumptions detailed in this report provide the foundation for evaluating the future demand for public services for which the city collects Development Impact Fees (DIF) and Water Resources Acquisition Fees (WRAF).

Land use assumptions describe future development in terms of type, size, location and relative timing. Residential development has been divided into single-family and multifamily categories and measured in terms of dwelling units. Non-residential development land use is divided into five categories (retail, office, industrial, public and other) measured by structure size or floor area, where 1,000 square feet of floor area is equal to one non-residential development unit. Future development unit values for the City of Phoenix have been derived from county-wide population forecasts prepared by the Arizona State Demographer's Office and metro-area employment forecasts prepared by the University of Arizona. New dwelling units and non-residential space have been allocated geographically throughout the city to project future development within development impact fee service areas. The forecasted development units summarized in this report were prepared by Applied Economics, LLC, a local economic research firm. For a more detailed description of data sources and methods please see supplemental report: *Growth Projections and Land Use Assumptions 2024 Update*, Applied Economics, July 12, 2024.

For this update, growth projections have been prepared to project demand for necessary public services for the ten-year period from 2025 to 2035.

- Residential development has been estimated using the 2022 Maricopa County medium-series population projections prepared by the State Demographer's Office within the Arizona Office of Economic Opportunity. Down-scaling to Phoenix impact fee service areas and converting population to single family and multifamily units was performed by Applied Economics, LLC.
- Non-residential development has been estimated based on 2023 metro-area employment by industry data provided by the University of Arizona. Down scaling to Phoenix impact fee service areas and converting employment to non-residential development units was performed by Applied Economics, LLC.

For all estimations, the data is provided at the impact fee area "building block" level.

IMPACT FEE SERVICE AREA BUILDING BLOCKS

Land use assumptions have been summarized in geographic *building blocks* that can be aggregated to the impact fee service areas applicable to each impact fee program. The impact fee service areas described in this report are based on the areas established in previous plans. The only notable change is a proposed ‘citywide’ impact fee service area for Water Treatment and Wastewater Treatment that would be assessed in the ‘Balance of City’ area.

The following table displays how the impact fee “building block” areas are combined to make designated impact fee service areas for each fee category. The building block geographies are provided on Map #1 *Impact Fee Service Area Maps*, September 19, 2024 or as amended.

Impact Fee Category	Impact Fee Service Area	Building Block
Fire Protection, Police, Parks, Library	Northwest	Northwest & Deer Valley
	Northeast	Northeast & Paradise Ridge
	Southwest	Estrella N, Estrella S, Laveen W & Laveen E
	Ahwatukee	Ahwatukee
Major Arterials	Northern	Northwest, Deer Valley, Northeast & Paradise Ridge
	Southwest	Estrella N, Estrella S, Laveen W & Laveen E
Storm Drainage	Paradise Ridge	Paradise Ridge
	Estrella	Estrella N & Estrella S
	Laveen	Laveen W & Laveen E
Water Distribution	Northern	Northwest, Deer Valley, Northeast, & Paradise Ridge
	Southern	Estrella N, Estrella S, Laveen W, Laveen E, & Ahwatukee
Wastewater Collection	Northern - WW	Northwest, Northeast & Paradise Ridge
	Estrella South	Estrella South
Wastewater Treatment	North of CAP Canal	Northwest, Northeast, & Paradise Ridge
	South of CAP Canal	Deer Valley, Balance of City, Estrella N, Estrella S, Laveen W, Laveen E, & Ahwatukee
Water Treatment	Citywide	All ‘Building Blocks’ & Balance of City
Water Resources Acquisition	Off-Project	Off-Project
	On-Project	On-Project

LAND USE ASSUMPTION QUANTITIES BY BUILDING BLOCK

It is necessary to estimate development units at the beginning of the planning horizon. For this update the starting point or “estimate year” is assumed to be 2025. At the time Applied Economics, LLC, initiated their study the best available data for existing development units was for 2023. The 2025 estimated development units are used to calculate current Levels of Service (LOS) for certain impact fee categories.

Estimate Year Land Use Assumptions (2025)

	<i>(Dwelling Units)</i>		<i>(000's Square Feet)</i>				
	SFR	MFR	Retail	Office	Industrial	Public	Other
Northwest	10,004	5,108	2,152	263	4,059	1,534	478
Deer Valley	5,195	1,558	5	0	27	188	12
Northeast	20,790	5,680	2,300	1,150	1,556	1,805	1,397
Paradise Ridge	262	4,130	1,542	1,803	0	108	2,244
Estrella North	2,353	657	1,774	12	47,308	621	143
Estrella South	17,128	1,379	1,623	9	18,433	1,552	34
Laveen West	22,435	1,420	2,677	118	1,088	2,135	552
Laveen East	6,851	575	882	7	285	597	35
Ahwatukee	24,405	9,913	3,015	1,661	1,201	2,316	1,135
Balance of City	295,911	244,960	80,067	110,563	114,560	86,994	57,187
Citywide	405,334	275,380	96,037	115,586	188,517	97,850	63,217
Off-Project	209,093	105,345	40,821	38,736	49,216	24,103	25,394
On-Project	196,264	170,035	55,217	76,851	139,301	73,748	37,879

10-Year Land Use Assumptions (2035)

	<i>Dwelling Units</i>		<i>000's Square Feet</i>				
	SFR	MFR	Retail	Office	Industrial	Public	Other
Northwest	13,047	10,822	3,052	2,388	11,509	1,644	716
Deer Valley	5,281	1,558	5	0	27	316	12
Northeast	33,783	10,696	3,221	2,512	1,819	1,818	1,754
Paradise Ridge	3,200	5,236	1,644	3,934	0	800	2,676
Estrella North	2,765	1,002	1,828	12	51,802	621	143
Estrella South	20,640	3,221	2,042	61	22,292	1,904	34
Laveen West	25,639	4,569	3,759	433	3,144	2,135	1,384
Laveen East	7,887	715	882	7	285	597	35
Ahwatukee	25,195	9,913	3,015	1,661	1,201	2,316	1,135
Balance of City	300,735	271,170	85,080	116,414	123,898	87,984	58,846
Citywide	438,172	318,902	104,528	127,422	215,977	100,135	66,735
Off-Project	234,060	131,988	45,261	47,335	60,589	25,163	26,680
On-Project	204,135	186,914	59,267	80,088	155,388	74,972	40,110

15-Year Land Use Assumptions (2040)

	Dwelling Units		000's Square Feet				
	SFR	MFR	Retail	Office	Industrial	Public	Other
Northwest	15,286	13,179	3,600	4,138	12,509	1,644	1,021
Deer Valley	5,521	1,558	5	0	27	316	12
Northeast	39,090	12,589	3,437	4,115	1,819	1,930	2,022
Paradise Ridge	4,725	5,471	1,701	4,303	0	989	2,676
Estrella North	2,904	1,002	1,828	12	51,926	621	143
Estrella South	21,112	3,507	2,222	61	23,476	2,009	34
Laveen West	25,759	5,375	4,128	599	4,244	2,135	1,498
Laveen East	7,907	715	882	7	285	597	35
Ahwatukee	26,121	9,913	3,015	1,661	1,201	2,316	1,135
Balance of City	301,164	280,493	88,093	119,305	127,760	88,459	59,662
Citywide	449,589	333,802	108,911	134,201	223,247	101,016	68,238
Off-Project	244,762	144,550	46,582	52,547	63,398	25,465	27,323
On-Propiect	204,850	189,252	62,329	81,655	159,849	75,551	40,972

Buildout Land Use Assumptions (Full Absorption of Undeveloped Land within Building Block Areas)

	Dwelling Units		000's Square Feet				
	SFR	MFR	Retail	Office	Industrial	Public	Other
Northwest	61,155	33,533	11,655	17,177	42,984	3,789	1,541
Deer Valley	5,534	1,623	5	0	27	316	13
Northeast	54,850	16,924	7,436	11,444	3,568	3,383	2,389
Paradise Ridge	5,355	6,734	3,360	16,140	0	989	2,676
Estrella North	3,205	1,002	1,947	12	51,979	621	143
Estrella South	22,551	3,649	2,452	61	25,559	2,253	56
Laveen West	26,158	6,257	5,549	2,267	7,058	2,385	2,411
Laveen East	8,768	715	934	7	285	607	51
Ahwatukee	26,941	9,913	3,325	1,661	1,201	2,316	1,135
Balance of City	302,008	291,038	97,458	126,908	141,371	89,821	61,438
Citywide	516,525	371,388	134,121	175,677	274,032	106,480	71,853
Off-Project	310,372	177,104	62,507	89,740	102,070	29,472	28,391
On-Propiect	206,819	194,284	72,287	85,937	171,962	77,008	43,581

ATTACHMENT A2

SUMMARY OF ALTERNATIVE REVENUE OFFSETS (\$/EDU)

Development Impact Fee Category	Property Taxes ¹	Sales Taxes ²	Wtr & Wwtr Rates ³	Total (Rounded)
Fire Protection				
NW & DV	\$79.28	\$0.00	N/A	\$79.00
NE & PR	\$46.18	\$0.00	N/A	\$46.00
SW	\$46.18	\$18.79	N/A	\$65.00
AHW	\$46.18	\$19.69	N/A	\$66.00
Police				
NW & DV	\$67.99	\$37.23	N/A	\$105.00
NE & PR	\$67.99	\$37.23	N/A	\$105.00
SW	\$67.99	\$37.23	N/A	\$105.00
AHW	\$67.99	\$37.23	N/A	\$105.00
Parks				
NW & DV	\$87.96	\$198.40	N/A	\$286.00
NE & PR	\$102.31	\$198.40	N/A	\$301.00
SW	\$94.09	\$198.40	N/A	\$292.00
AHW	\$87.96	\$198.40	N/A	\$286.00
Library				
NW & DV	\$53.16	N/A	N/A	\$53.00
NE & PR	\$66.65	N/A	N/A	\$67.00
SW	\$63.57	N/A	N/A	\$64.00
AHW	\$53.16	N/A	N/A	\$53.00
Major Arterials				
Northern (NW, DV, NE, PR)	N/A	N/A	N/A	\$0.00
Storm Drainage				
Paradise Ridge	N/A	N/A	N/A	\$0.00
Estrella (EN & ES)	N/A	N/A	N/A	\$0.00
Laveen (LW & LE)	N/A	N/A	N/A	\$0.00
Water Transmission				
Northern	N/A	N/A	\$255.56	\$256.00
Southern	N/A	N/A	\$255.56	\$256.00
Water Treatment				
Citywide	N/A	N/A	\$1,518.06	\$1,518.00
WW Collection				
Northern (NW, NE, PR)	N/A	N/A	\$242.58	\$243.00
Estrella South	N/A	N/A	\$242.58	\$243.00
WW Treatment				
North of CAP (NW, NE, PR)	N/A	N/A	\$143.96	\$144.00
South of CAP (DV, Bal, SW, AHW)	N/A	N/A	\$143.96	\$144.00
Water Resources Acquisition				
Off-Project	N/A	N/A	N/A	\$0.00
On-Project	N/A	N/A	N/A	\$0.00

Note: Summary table from City of Phoenix 2025 Development Impact Fee Update, Alternative Revenue Offsets Report, December 4, 2024.

1) Property Taxes includes General Obligation bond projects backed by secondary property taxes.

2) Sales Taxes includes bond projects backed by excise taxes and qualifying park projects funded with PPPI tax revenue.

3) Wtr & Wwtr Rates includes revenue bond projects backed by water and sewer rate revenue.

ATTACHMENT A3

SUMMARY OF FUND BALANCE ADJUSTMENTS
(\$/EDU)

Development Impact Fee Category	Amount
Fire Protection	
NW & DV	\$0.00
NE & PR	\$0.00
SW	\$0.00
AHW	\$0.00
Police	
NW & DV	\$0.00
NE & PR	\$0.00
SW	\$0.00
AHW	\$0.00
Parks	
NW & DV	\$824.00
NE & PR	\$597.00
SW	\$0.00
AHW	\$980.00
Library	
NW & DV	\$0.00
NE & PR	\$69.00
SW	\$0.00
AHW	\$513.00
Major Arterials	
Northern (NW, DV, NE, PR)	\$0.00
Southern (EN, ES, LW, LE)	\$1,365.00
Storm Drainage	
Paradise Ridge	\$0.00
Estrella (EN & ES)	\$0.00
Laveen (LW & LE)	\$0.00
Water Transmission	
Northern	\$317.00
Southern	\$496.00
Water Treatment	
Citywide	\$975.00
WW Collection	
Northern (NW, NE, PR)	\$241.00
Estrella South	\$449.00
WW Treatment	
North of CAP (NW, NE, PR)	\$241.00
South of CAP (DV, Bal, SW, AHW)	\$241.00
Water Resources Acquisition	
Off-Project	\$207.00
On-Project	\$0.00

Notes: Summary table from City of Phoenix 2025 Development Impact Fee Update, Fund Balance Adjustment Report, December 4, 2024. Fund balances from Schedule A, *City of Phoenix Annual Development Impact Fee Report for Fiscal Year Ended June 30, 2024*, August 16, 2024.



MEMORANDUM

To: Adam Miller

From: Joel Varner, P.E.
Kimley-Horn and Associates, Inc.

Date: November 22, 2024

Subject: City of Phoenix Impact Fee Update 2023 – Asphalt Pavement Cost Adjustment

The purpose of this memorandum is to summarize the sources and methods used for deriving the unit cost for Asphalt Concrete Pavement included as a part of the City of Phoenix's Impact Fee Update 2023, and to provide a recommendation for an adjustment to the pavement cost.

To develop the recommended pavement unit costs, we collected available bid documents for arterial street constructed projects provided by the City and obtained from other municipalities. Additional bid price data was obtained from both Arizona Department of Transportation's E2C2 bid price database and Maricopa County Department of Transportation's Cost Estimate Viewer website. Projects bid within 2021 through 2023 were selected, and an inflation factor was applied to projects bid in 2021 and 2022 to adjust them to 2023 prices. The bid prices were then averaged together to create a single unit price.

The pavement structural section utilized for the comparison was 7.5-inches of asphalt concrete (1.5-inches of D-1½" Surface Course 6.5-inches of A-1½" Base Course installed in two lifts) over prepared subgrade. Two layers of bituminous tack coat were assumed. This pavement structural section matches previous City of Phoenix Impact Fee updates. It should be noted that the 2023 version of the City of Phoenix Street Planning and Design Guidelines recommends a minimum pavement structural section of 9.0-inches over prepared subgrade, however the thinner section 7.5-inch thick section was utilized for consistency.

A review of the unit prices was recently conducted in response to received questions about their derivation. During this review, our team identified outlier bid prices that had the effect of increasing the recommended unit price for subgrade preparation and asphalt pavement above the typical average. We believe removing these outlier bid prices will provide a unit price that is more in line with typical bid prices observed in the last three years. Kimley-Horn reviewed the unit prices for other cost elements, and confirmed the outliers only affected the unit costs for subgrade preparation and asphalt pavement. We believe this is an isolated occurrence that does not have an effect on other updates made as a part of this impact fee update process.

Below is a summary of the revised recommended unit prices:

- Subgrade Preparation: \$0.44 per square foot (\$4.00 per square yard)
- Asphalt Pavement: \$6.68 per square foot (\$60.12 per square yard)

